

EVERMORE

AT WEST VILLAGE



MORE IS MORE NEW WEST VILLAGE CONDOMINIUM

Home is more than bricks and mortar. It is a gathering place for family and friends. A place to celebrate milestones. A place where memories are made. A sanctuary of comfort. It is a reflection of who we are. Evermore is the third phase at West Village in Etobicoke. A thoughtfully designed space that inspires us to live more.



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Signature Realty
IND. OWNED & OPERATED BROKERAGE

Not intended to solicit those currently under contract with another brokerage.

WELCOME HOME

Home is more than bricks and mortar. It is a place where we can finally let our guard down. A place that nurtures family traditions. A place to celebrate milestones with friends newly made. To curl up on a rainy Sunday afternoon. To connect us to each other and our surroundings. Home is more than bricks and mortar. It is a reflection of us.





AT EVERMORE,
THE TRIDEL DESIGN
TEAM HAS CREATED
SPACES THAT INSPIRE
US TO LIVE MORE.

EVERMORE

AT WEST VILLAGE

MORE WITH EVERMORE.



Evermore gives you everything you need and more. It's where premium lifestyle, everyday adaptability and design come together to present a unique residential offering in Etobicoke's most dynamic community.

This outstanding example of architectural excellence has been conceptualized and brought to life to go beyond the idea of comfort and flexibility that is customary. Evermore reimagines and redefines the very foundation of brilliant design. From progressive and anticipatory features, clean and refined lines that allow interiors to breathe, and an array of exceptional amenities, Evermore brings more to the table than you could have ever imagined.

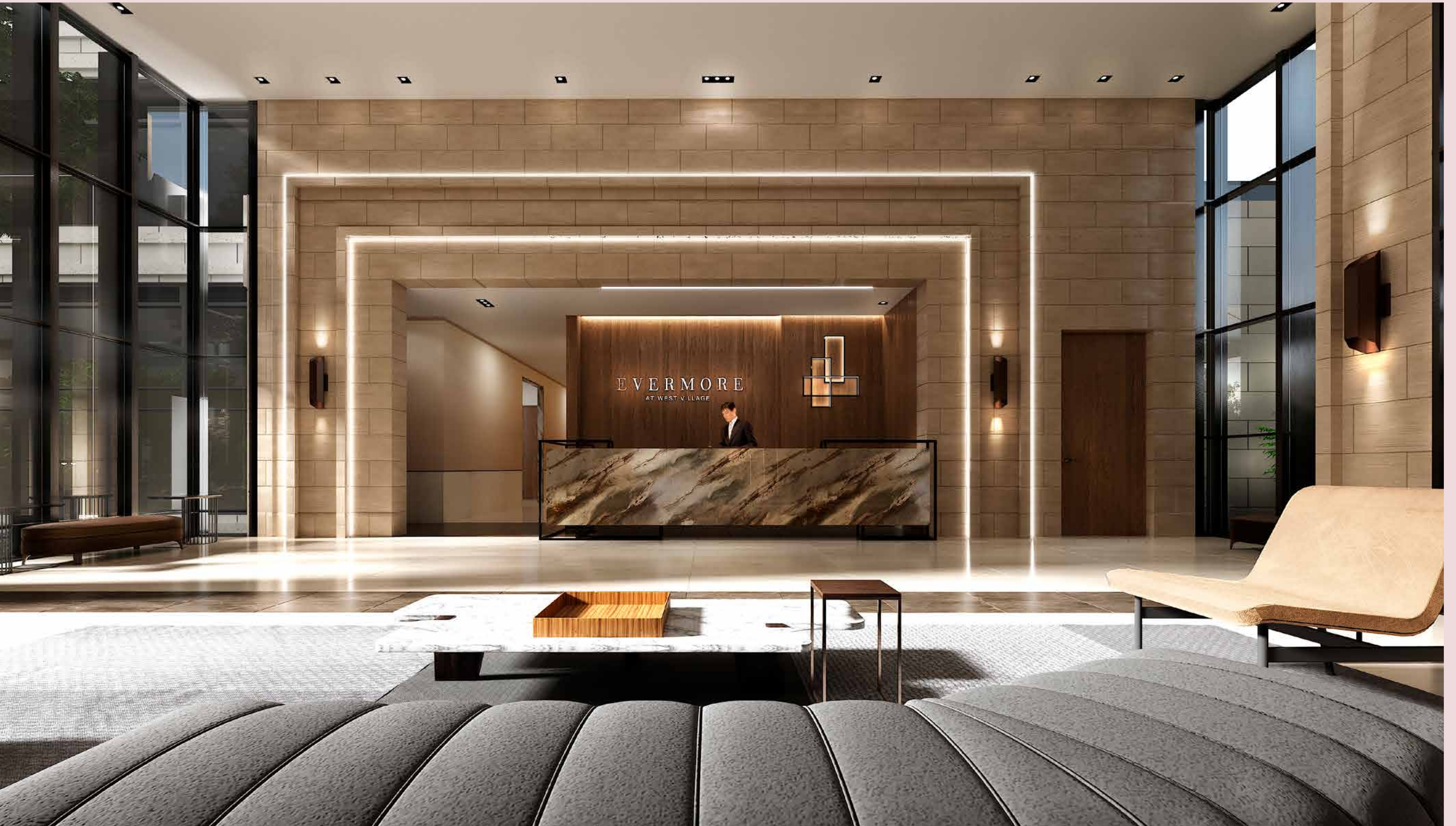
AFTER ALL, MORE IS MORE.



MORE
EVERYTHING.

AT EVERMORE, MORE IS MORE.

More space, more value, more room to grow. The third phase of West Village offers more than ever before. With a name that speaks to the future of condo living in Etobicoke, Evermore is destined to become the pinnacle of spacious living.



MORE EXQUISITE.

Evermore's inviting entrance is framed by vast windows, patterned marble walls and covered by a monumental wooden canopy. The lobby is drenched in light, giving a seamless impression of space and height that is softened by a tonal colour palette. The fusion of modern furnishings and beautifully curated light installations provide the warmest of welcomes. Open spaces and refined materials convey a distinct sense of comfort.

FIRST IMPRESSIONS

/ LOBBY

When first impressions are everything, Evermore goes above and beyond to turn heads and win hearts. A bounty of natural light, from floor to ceiling windows, and a glowing fireplace greet you every time you return home.





MAIN FLOOR AMENITIES

Evermore offers more ways to connect, move, and learn. An abundance of shared amenities, from a Fitness Studio and Youth Hub to a Party Room, are merely a short elevator ride away.

AMENITIES

1. Entrance
2. Lobby
3. Concierge
4. Youth Hub
5. Guest Suite
6. Property Management Office
7. Party Room
8. Dining Room
9. Kitchen
10. Fitness Studio
11. Yoga Studio
12. Kids Zone
13. Elevators





MORE ENTERTAINING

/ PARTY ROOM

For large gatherings, Evermore invites you to play host in the spacious, well-appointed party room. The party room is equipped with a decadent lounge for intimate mingling, a Show Kitchen for catering, and a semi-private dining quarters for festive feasts.

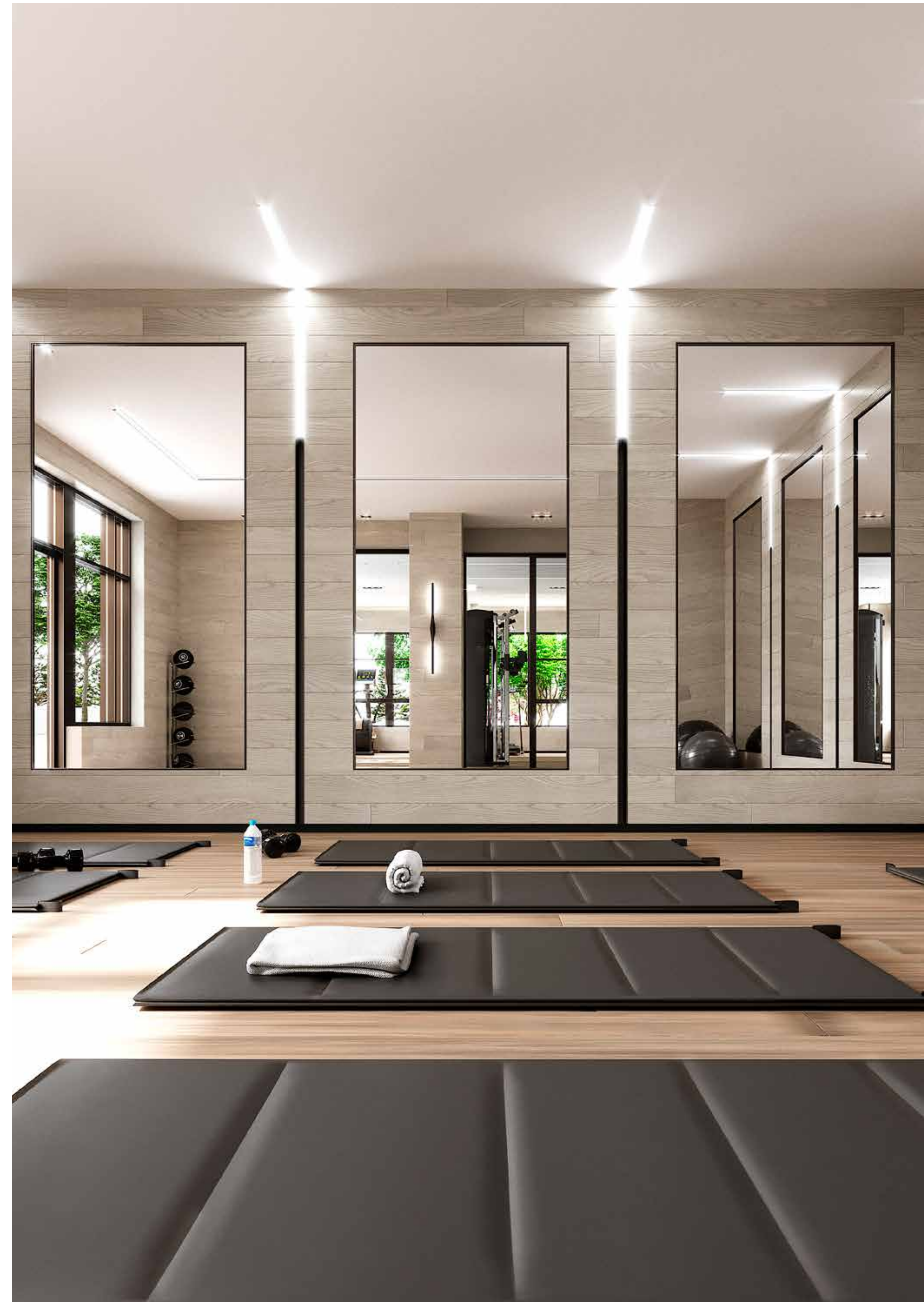


MORE TIME TO REFLECT
/ PARTY ROOM LOUNGE



MORE ACTIVE
/ FITNESS ROOM & YOGA STUDIO

At Evermore, there are more ways to keep you on track. Whether you prefer cardio, weights or yoga, your favourite method of staying in shape is at your beck and call. And you'll certainly enjoy the modern and inspirational atmosphere.





MORE OUTDOORS

/ OUTDOOR SPACES

Room to dine, room to lounge, room to run around. Evermore's rooftop terrace leaves plenty of space to spread out and enjoy the outdoors with your family and friends. Share a meal in the terrace's separate dining quarters or luxuriate on comfy lounge chairs.



/ ROOFTOP GARDEN



/ ROOFTOP PLAY AREA

MORE NIGHTLIFE

/ ROOFTOP TERRACE DINING

Gather large groups for a night under the stars. Evermore's sprawling rooftop terrace invites you to host friends and family for memorable meals al fresco. Complete with dining tables, plenty of seating and a BBQ, there's more reasons to celebrate than ever.

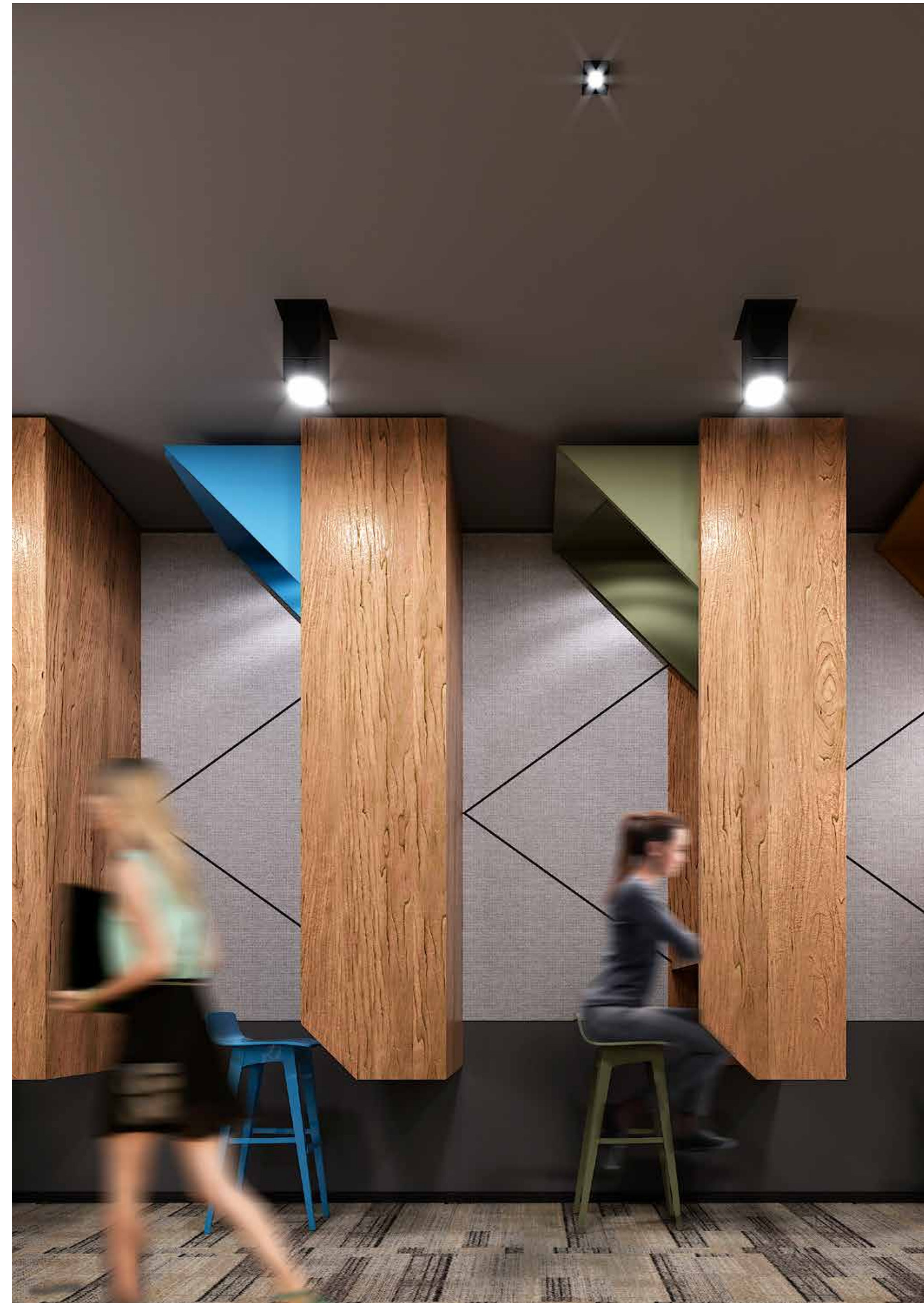


MORE FOCUS

/ YOUTH HUB

When school's out, the Youth Hub is the place to be. Equipped with a Music Room and ample space to meet and mingle, the Youth Hub is where friends are made, ideas are born and cool stuff happens in its truest form. Zoning out is encouraged in the Zone-Out Lounge, Study Pods are on deck to keep teens focused, and the IT Hub is the greatest platform for the technology needed to bring bright concepts to fruition.





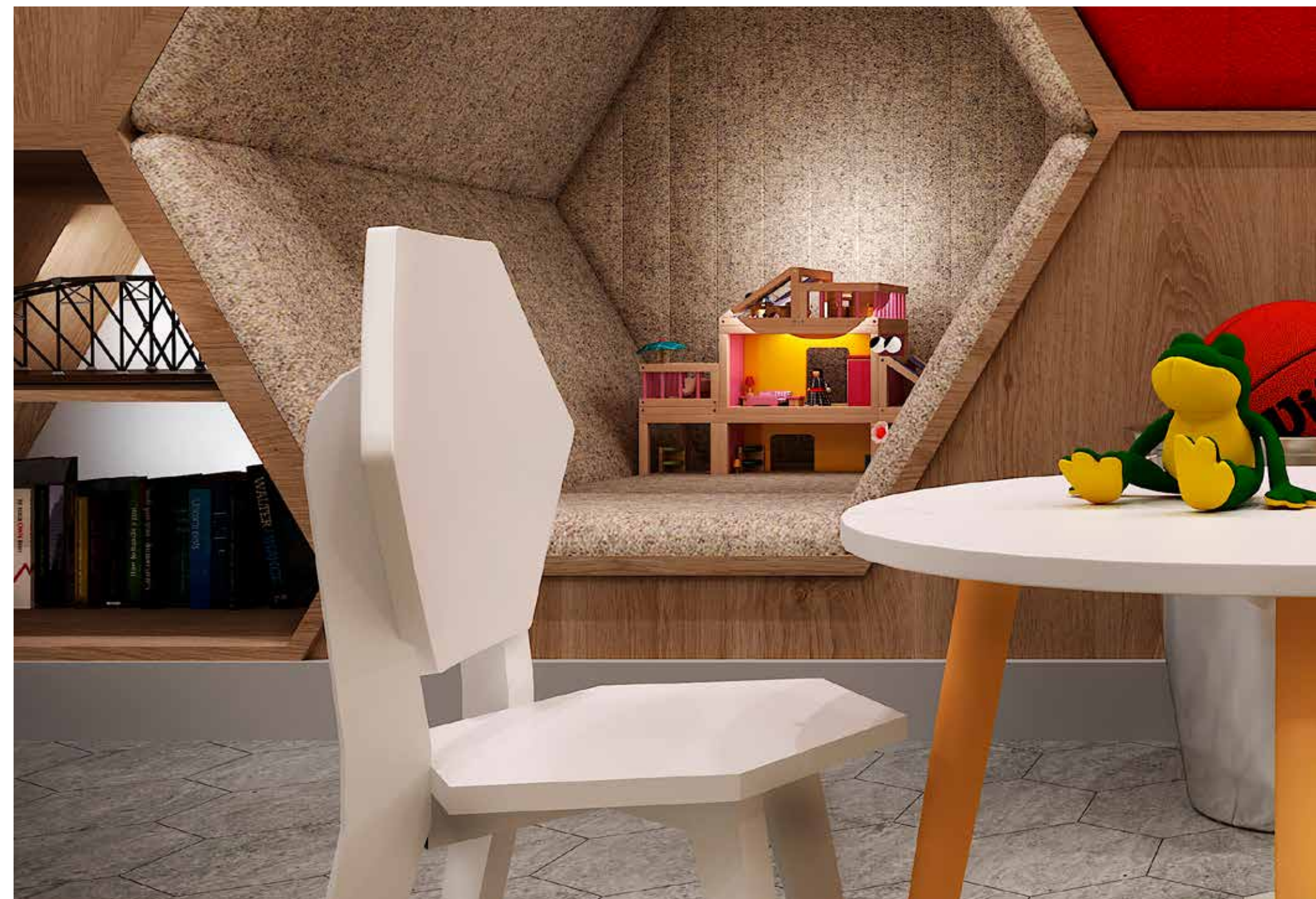


MORE PLAY

/ CHILDREN'S PLAY ROOM

Bright colours, geometric shapes, and exciting activities – the Children's Play Room is specially designed to stimulate a young child's mind and keep them busy for hours. Arts and Crafts spark creativity while perfectly private Niche Pods provide quiet nooks for reading. The spacious Children's Pavilion is intended to encourage little ones to work together and problem solve while cultivating tons of new friendships and giving you a little room to cultivate your own.

/ CHILDREN'S PLAY ROOM



EVERMORE™

AT WEST VILLAGE

MORE CITY TO LOVE.

More social connections.
More access to everything.
More opportunities to explore.



THE SITEPLAN





From Evermore, you can go anywhere. Though, in a setting surrounded by opportunities to work, play and discover, the concept of commuting seems entirely redundant.

Evermore is the perfect balance of accessibility, quality, and comfort. When it's time to play, you can connect with others over shared interest at the local market, your favourite pub, or the nearby park. When it's time for some retail therapy, you're minutes from Sherway Gardens. And when it's time to venture outside of your neighbourhood, Evermore's prime address provides a gateway to Downtown Toronto and beyond via major highways 427 and 401.



MORE
CONNECTED.

AIRPORT

TORONTO

MISSISSAUGA

AREA MAP



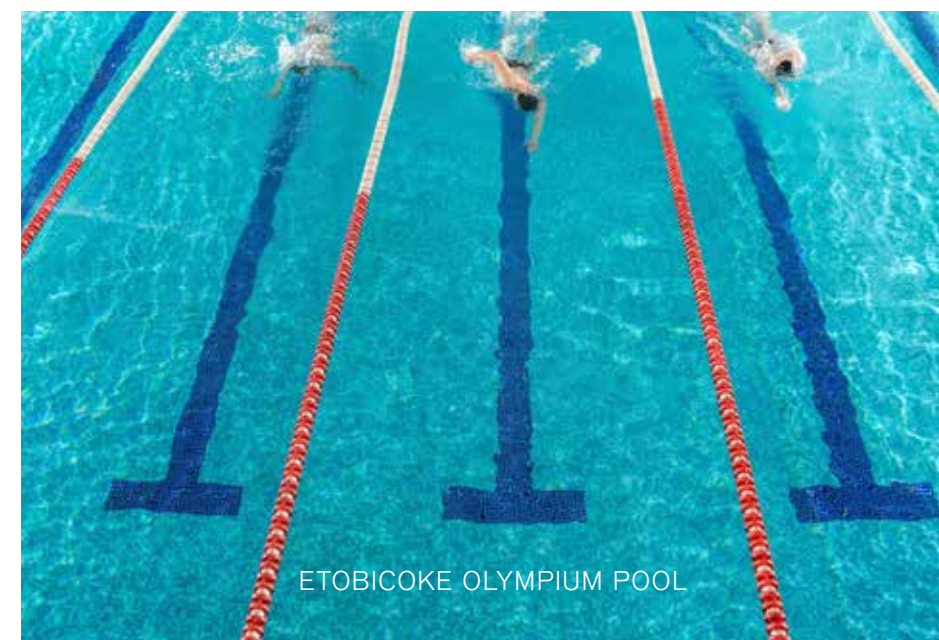
- 1. Centennial Park
- 2. Etobicoke Olympium
- 3. James Gardens
- 4. Colonel Samuel Smith Park
- 5. Centennial Park Golf Centre
- 6. King's Mill Park
- 7. Greenfield Park
- 8. Tom Riley Park
- 9. Wedgewood Park
- 10. Sherway Gardens
- 11. Cloverdale Mall
- 12. IKEA
- 13. Loblaws
- 14. Rabba Fine Foods
- 15. Mai Bistro
- 16. Trattoria Leonardo
- 17. Merlot Restaurant
- 18. Pazzia Osteria
- 19. The Keg
- 20. VIA Allegro
- 21. Cineplex Odeon Queensway Cinemas
- 22. Anatolia Restaurant
- 23. Kingsway Theatre
- 24. Blue Goose Tavern
- 25. Refinery Public House
- 26. St. James's Gate
- 27. Orwell's Pub
- 28. Sempre Pizza Pasta
- 29. Humber College
- 30. Etobicoke Collegiate Institute
- 31. Rosethorn Junior School
- 32. Lambton-Kingsway Junior Middle School
- 33. Etobicoke School of the Arts



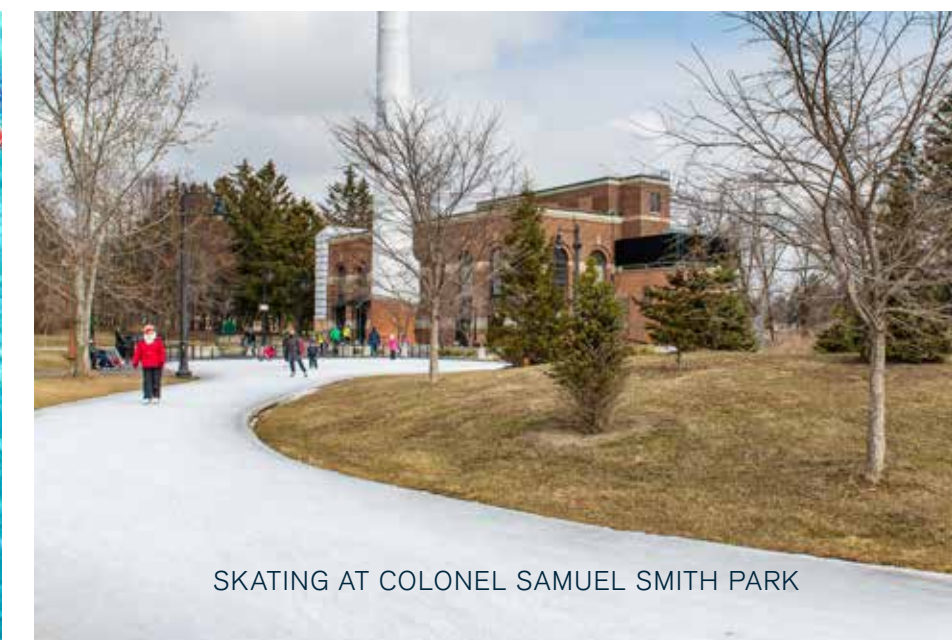


MORE RECREATION.

OUTDOOR SKATING AT COLONEL SAMUEL SMITH PARK



ETOBICOKE OLYMPIUM POOL



SKATING AT COLONEL SAMUEL SMITH PARK



JAMES GARDENS



CENTENNIAL PARK CONSERVATORY

Evermore is surrounded by some of the finest parks in Toronto thanks to the Humber River, which gently winds itself through Etobicoke's lush landscape. Along the way, you'll discover a wealth of parkland featuring hiking and bike trails, dog parks, skating rinks and plenty of space for picnicking and recreation.

- CENTENNIAL PARK
- ETOBICOKE OLYMPIUM
- JAMES GARDENS
- COLONEL SAMUEL SMITH PARK
- CENTENNIAL PARK GOLF CENTRE
- KING'S MILL PARK
- GREENFIELD PARK
- TOM RILEY PARK
- WEDGEWOOD PARK

MORE SUBSTANCE.



SHERWAY GARDENS



From avid shoppers to those who enjoy the convenience of everyday essentials at their fingertips, Evermore's surrounding shopping destinations have it all. Find cutting edge fashion, footwear, and accessories at Sherway Gardens or pick up fresh produce at Loblaws—this integral part of urban living will spoil you for choice. There's no need to stray more than a few steps from home for your daily retail requirements.

- SHERWAY GARDENS
- CLOVERDALE MALL
- IKEA
- LOBLAWS
- RABBA FINE FOODS

MORE DELECTABLE.



MERLOT RESTAURANT



THE KEG SHERWAY GARDENS



SEMPRE PIZZA PASTA



A smorgasbord of dining choices awaits. Evermore is bordered by tempting food beckoning you to savour, cool cafes, and restaurants serving worldly cuisine. With so many places to try, you can take yourself on a different culinary adventure every night of the week.

- ANATOLIA RESTAURANT
- MAI BISTRO
- TRATTORIA LEONARDO
- MERLOT RESTAURANT
- PAZZIA OSTERIA
- THE KEG
- VIA ALLEGRO
- SEMPRE PIZZA PASTA



MORE ENTERTAINMENT.



There's never a dull moment when you're living at Evermore. Whether you're seeking refuge from a cold night at the local bar or eager to catch the latest flick at your neighbouring movie theatre, every night has something different in store.

- CINEPLEX ODEON
- QUEENSWAY CINEMAS
- BLUE GOOSE TAVERN
- REFINERY PUBLIC HOUSE
- ST. JAMES'S GATE
- ORWELL'S PUB

MORE EDUCATION.

 HUMBER
LAKESHORE
COMMONS



HUMBER COLLEGE LAKESHORE CAMPUS



HUMBER COLLEGE LAKESHORE CAMPUS

Evermore places you in the education hub of the city. If you are looking to place your children in an esteemed private, public, or art school, the variety is abundant. And if you are looking to continue your own education, you are mere blocks from some of the city's most renowned colleges.

- HUMBER COLLEGE
- ETOBICOKE COLLEGIATE INSTITUTE
- ROSETHORN JUNIOR SCHOOL
- LAMBTON-KINGSWAY JUNIOR MIDDLE SCHOOL
- ETOBICOKE SCHOOL OF THE ARTS

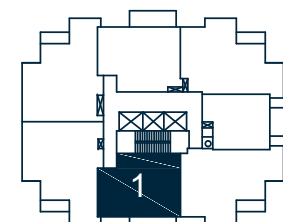
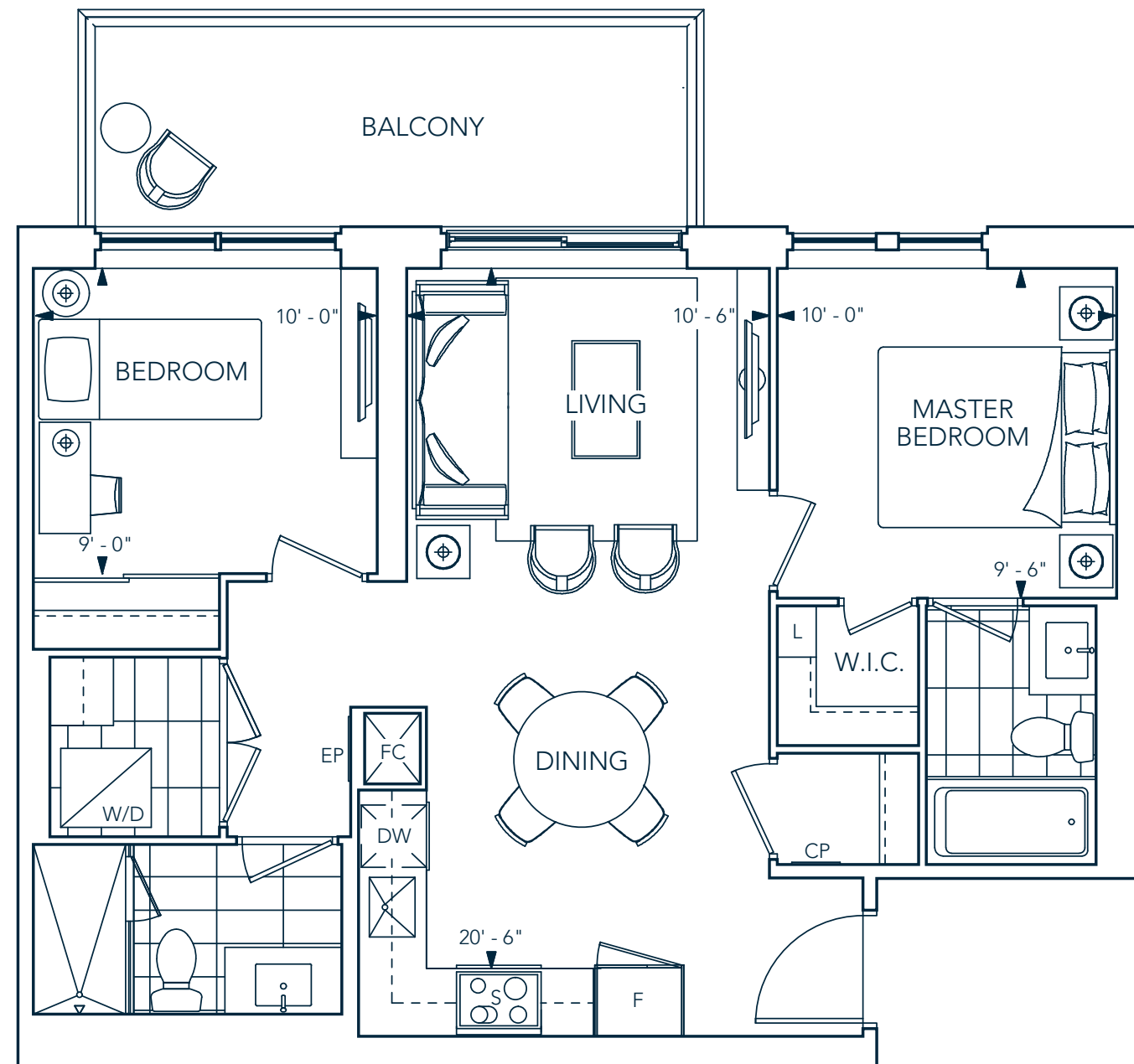
HUMBER COLLEGE LAKESHORE CAMPUS



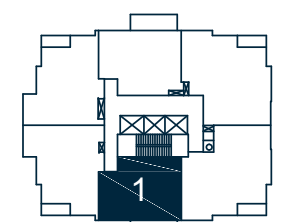
FLOORPLANS

2A-778 SF

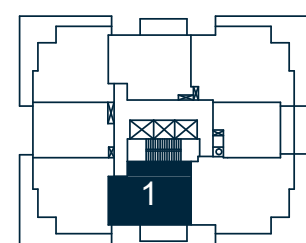
2 BEDROOMS, 2 BATHROOMS + BALCONY



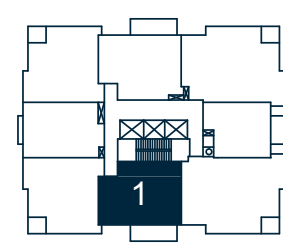
FLOOR 22-24



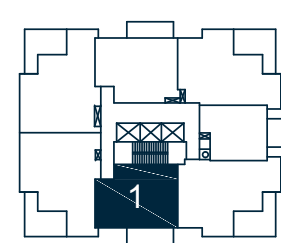
FLOOR 25-27



FLOOR 7



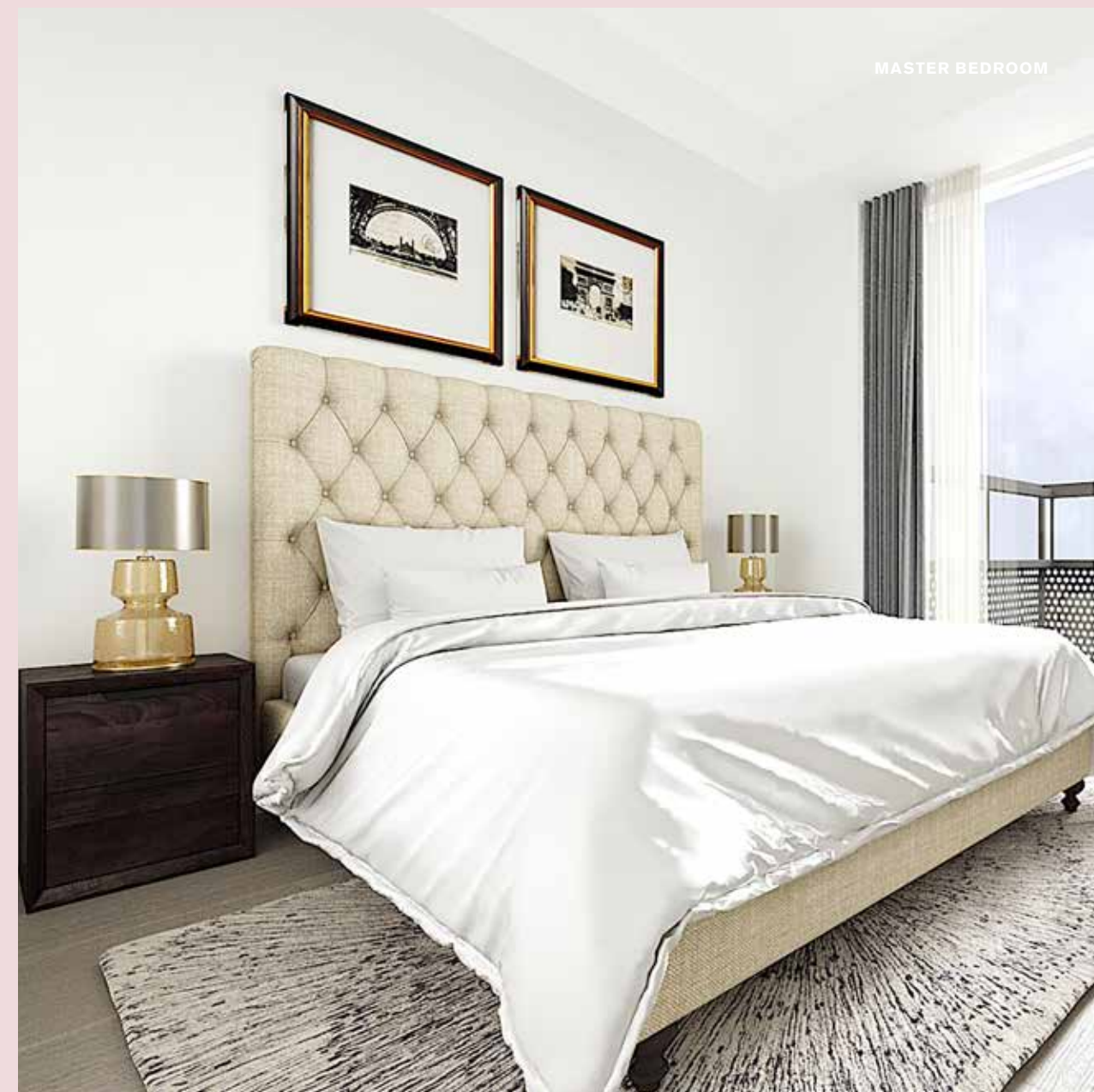
FLOOR 8-20



FLOOR 21



LIVING ROOM



MASTER BEDROOM



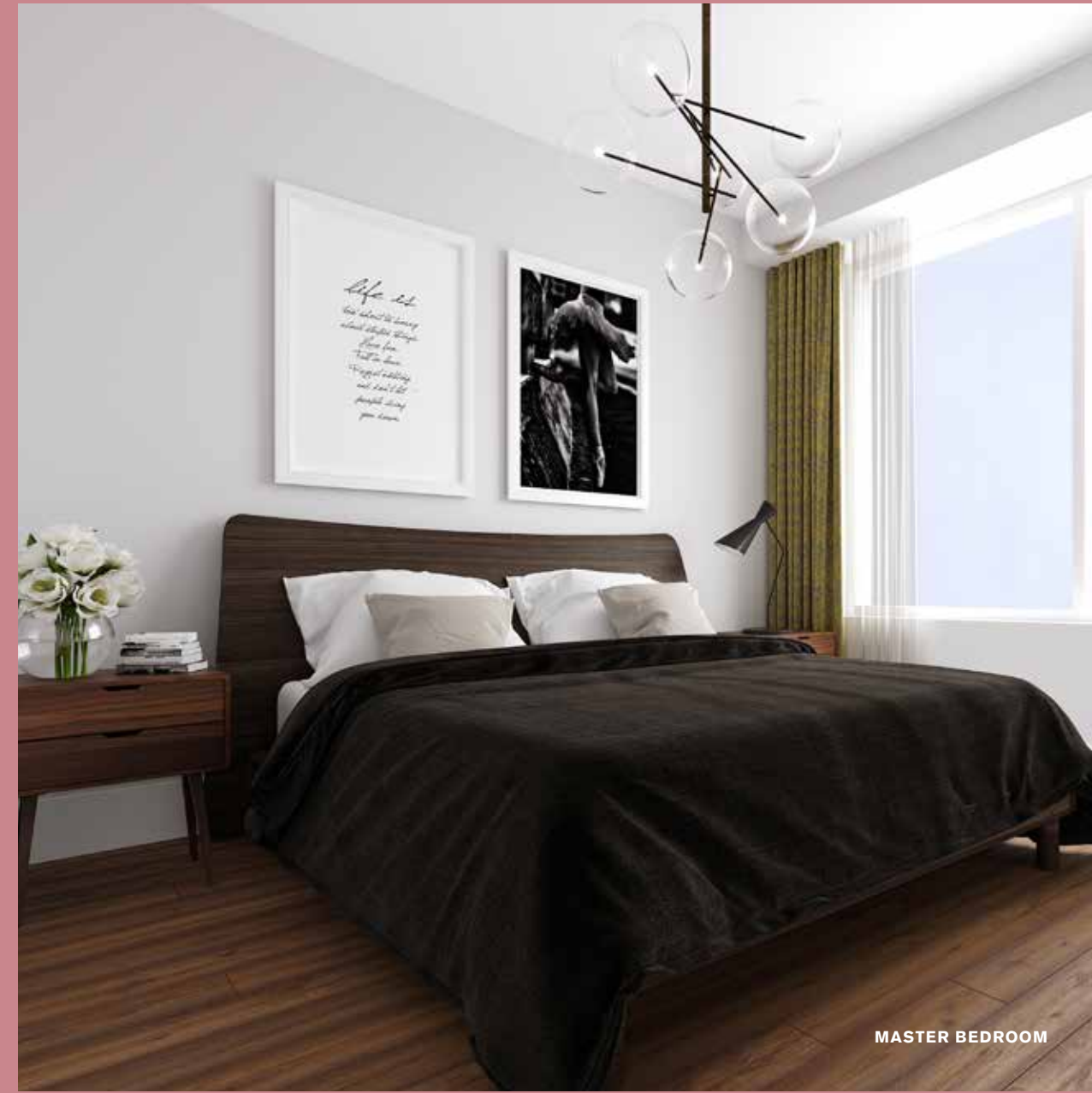
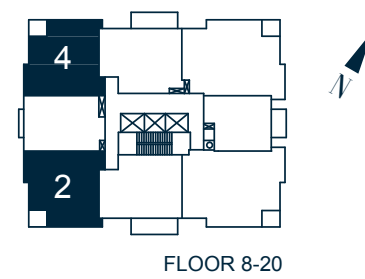
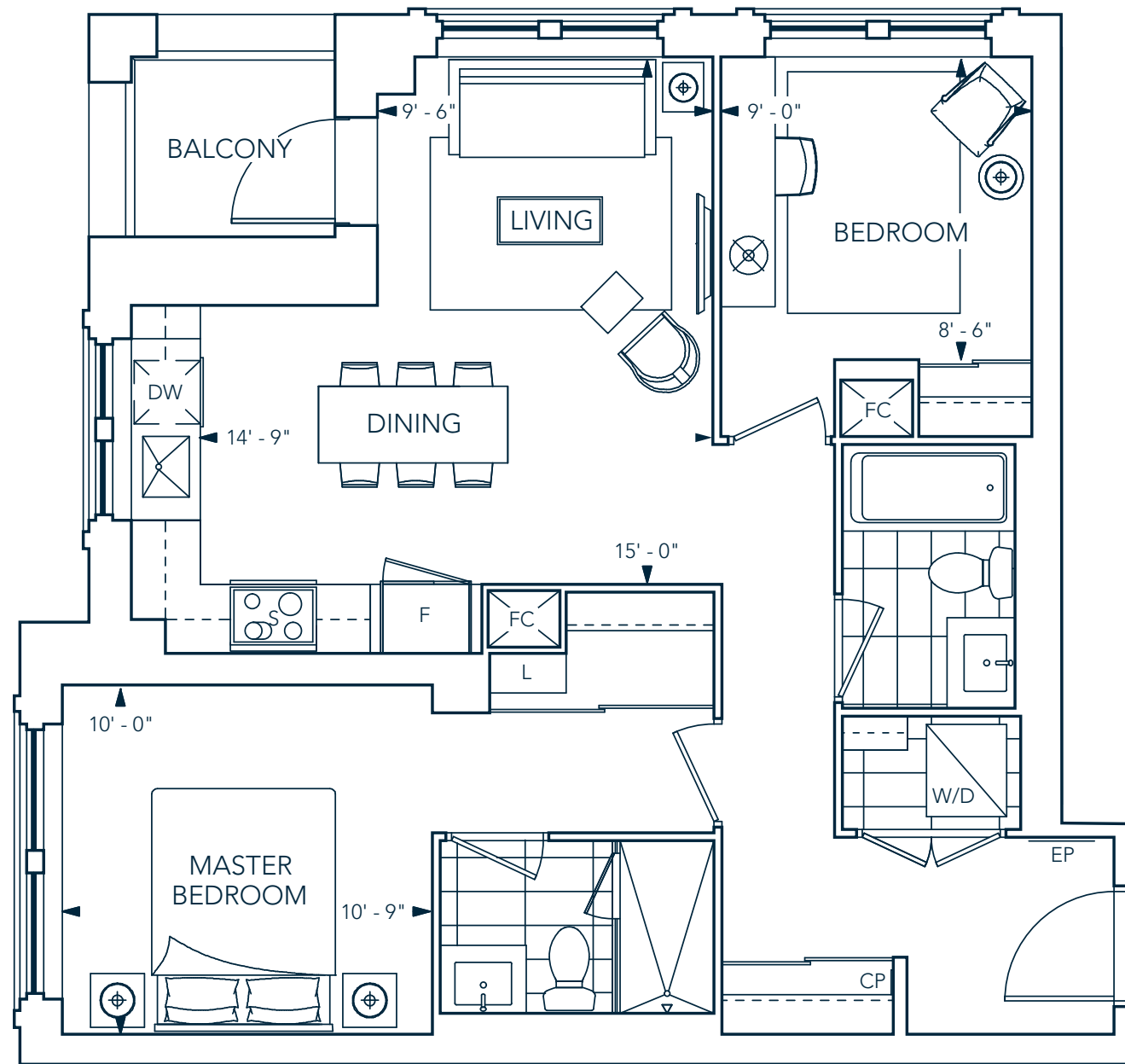
KITCHEN



BEDROOM

2D-835 SF

2 BEDROOMS, 2 BATHROOMS + BALCONY



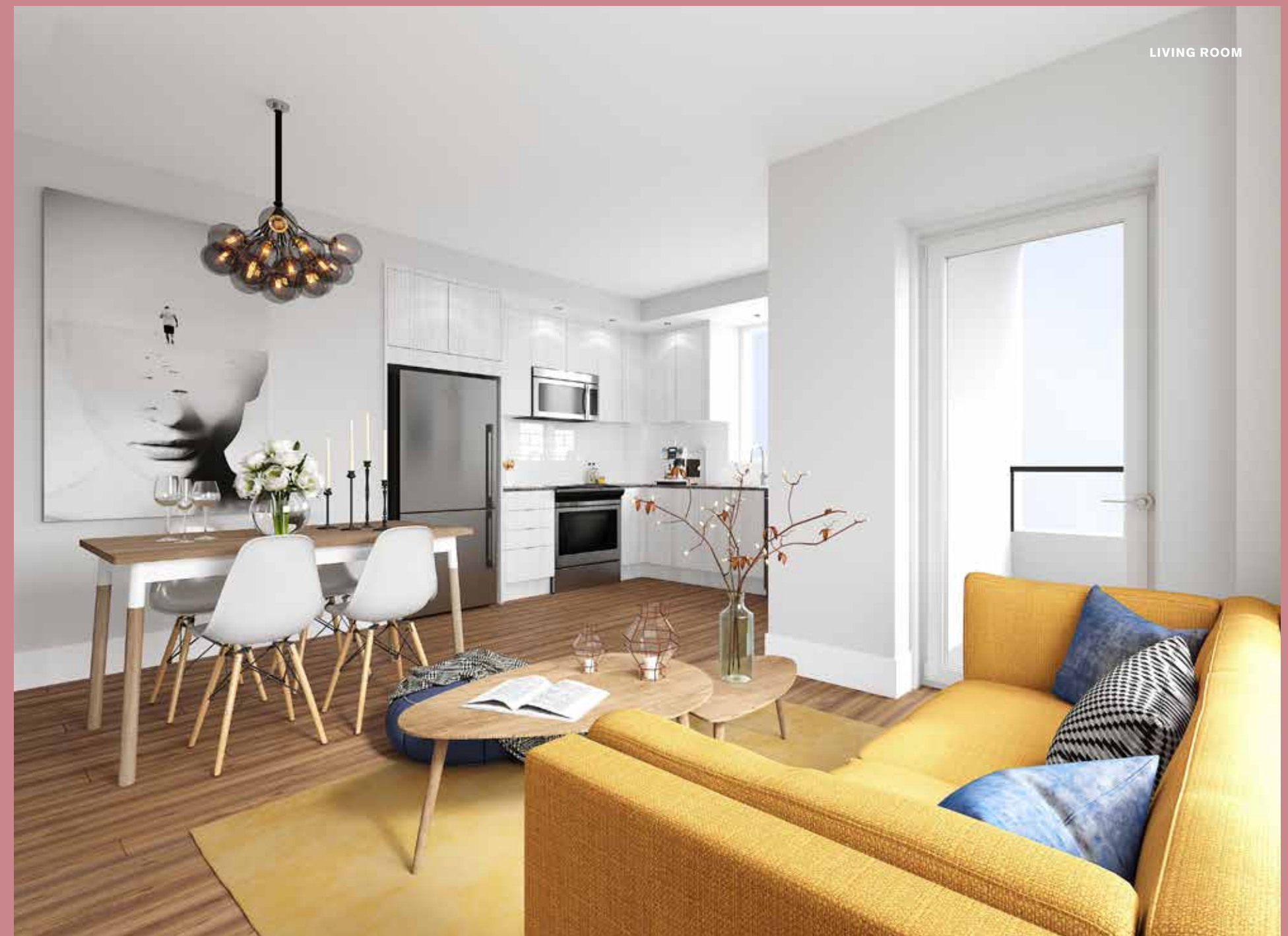
MASTER BEDROOM



LIVING



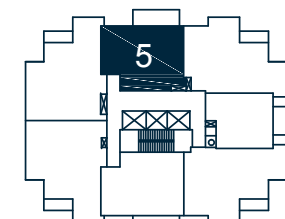
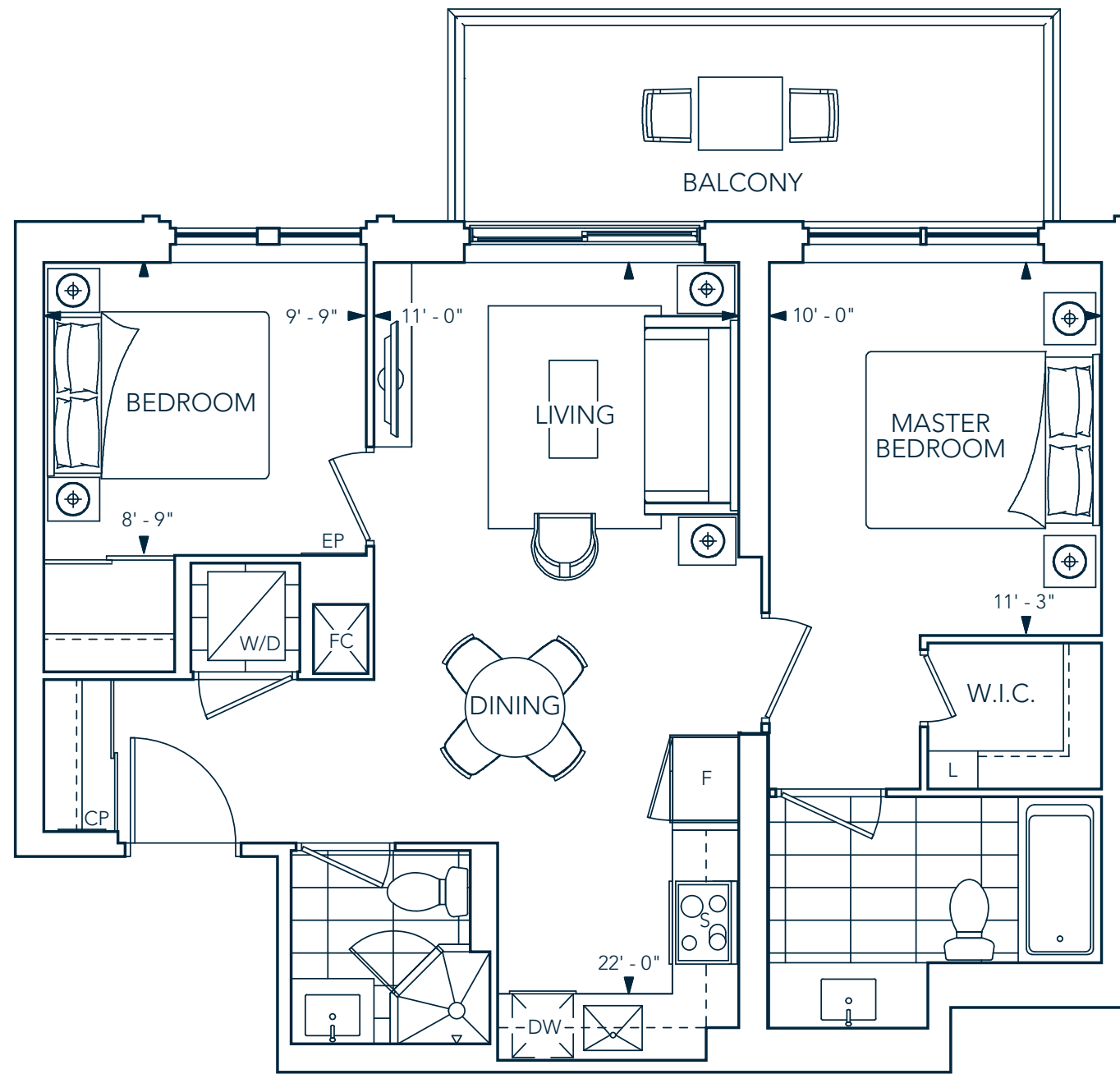
DEN



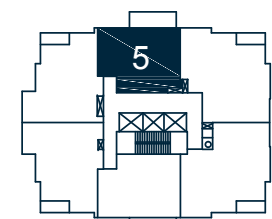
LIVING ROOM

2B-784 SF

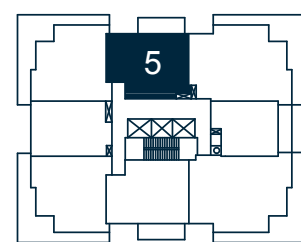
2 BEDROOMS, 2 BATHROOMS + BALCONY



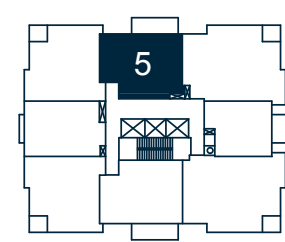
FLOOR 22-24



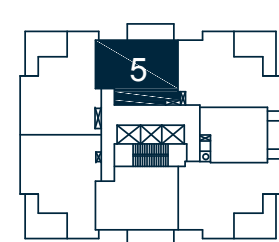
FLOOR 25-27



FLOOR 7



FLOOR 8-20

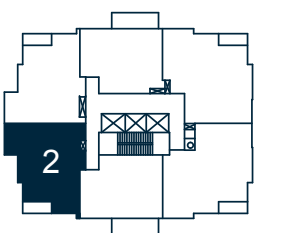
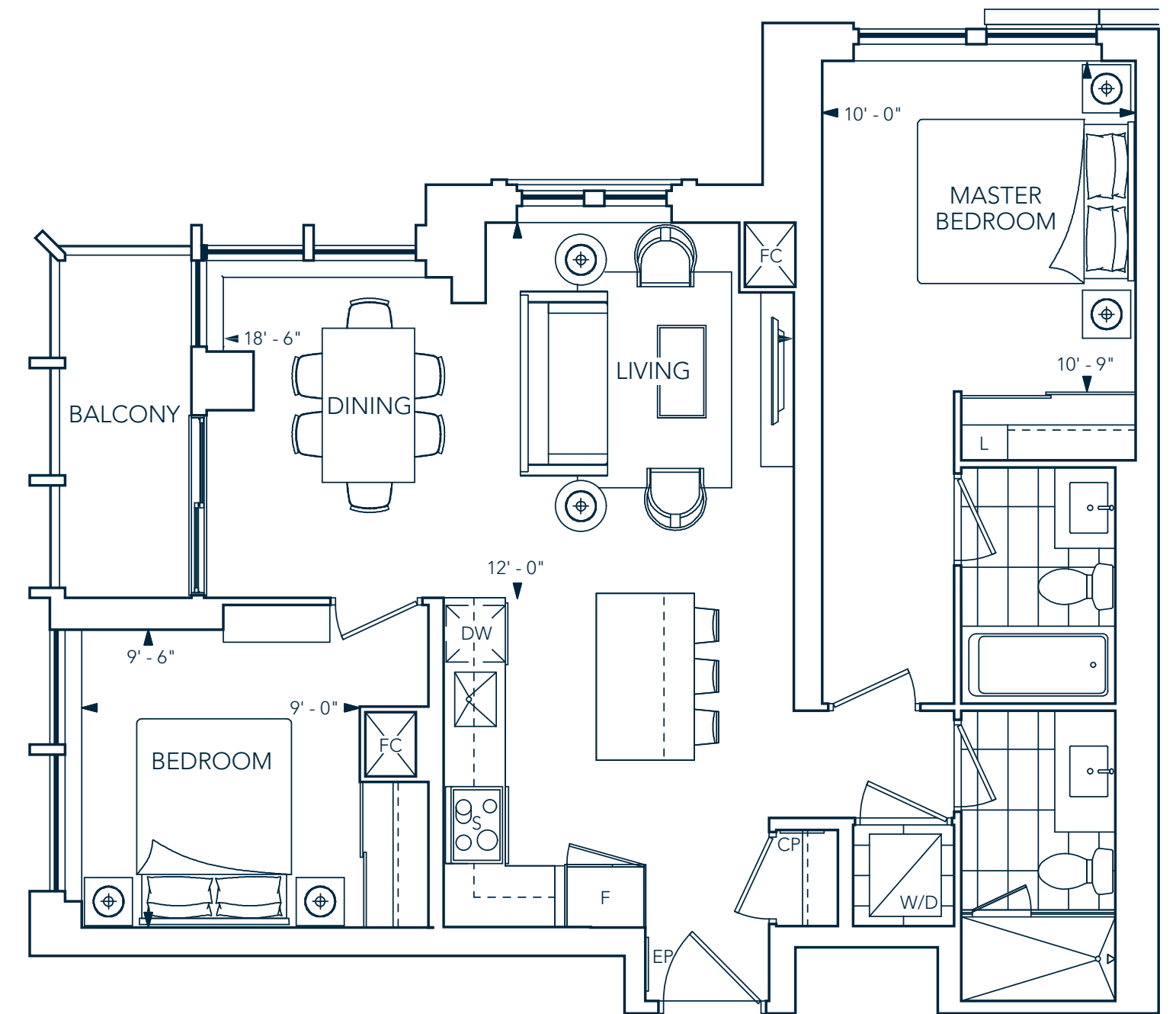


FLOOR 21



2E1-901 SF

2 BEDROOMS, 2 BATHROOMS + BALCONY

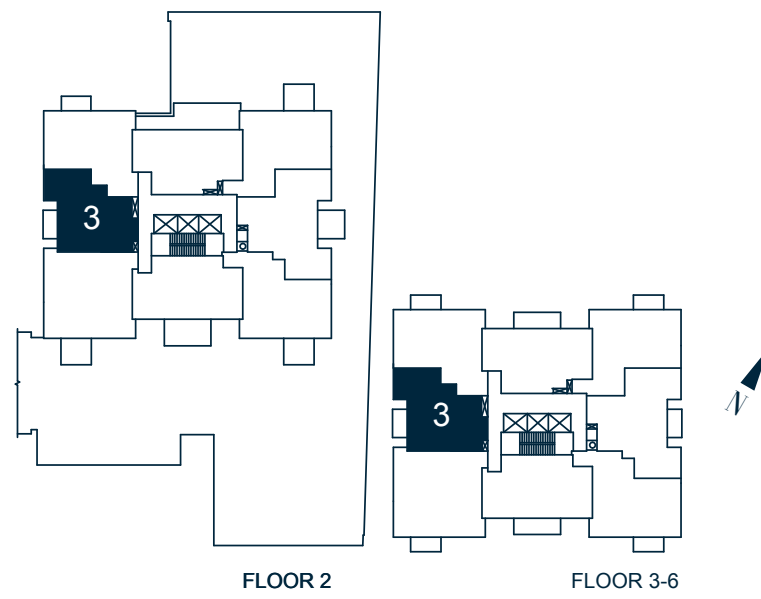
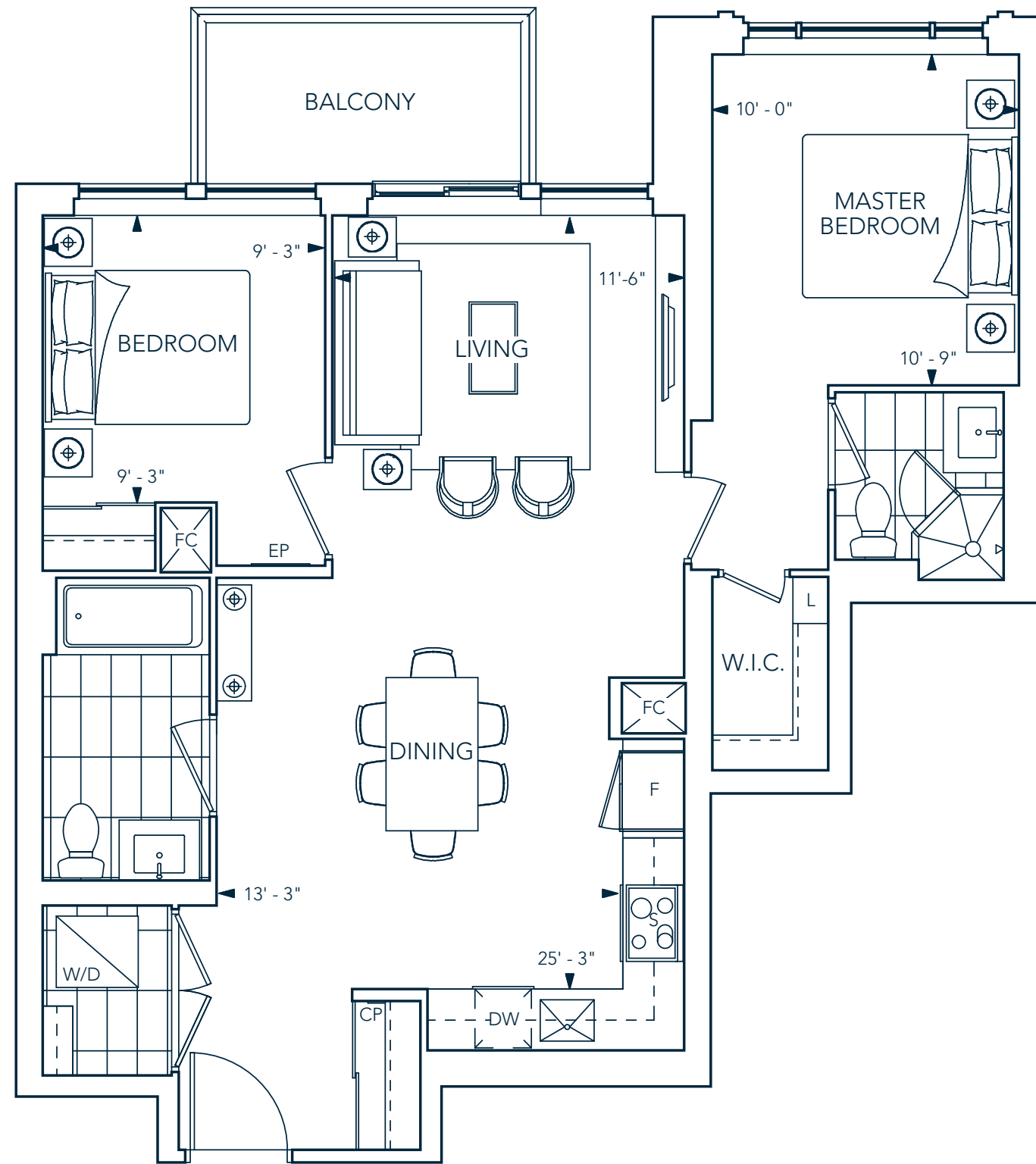


FLOOR 25-27



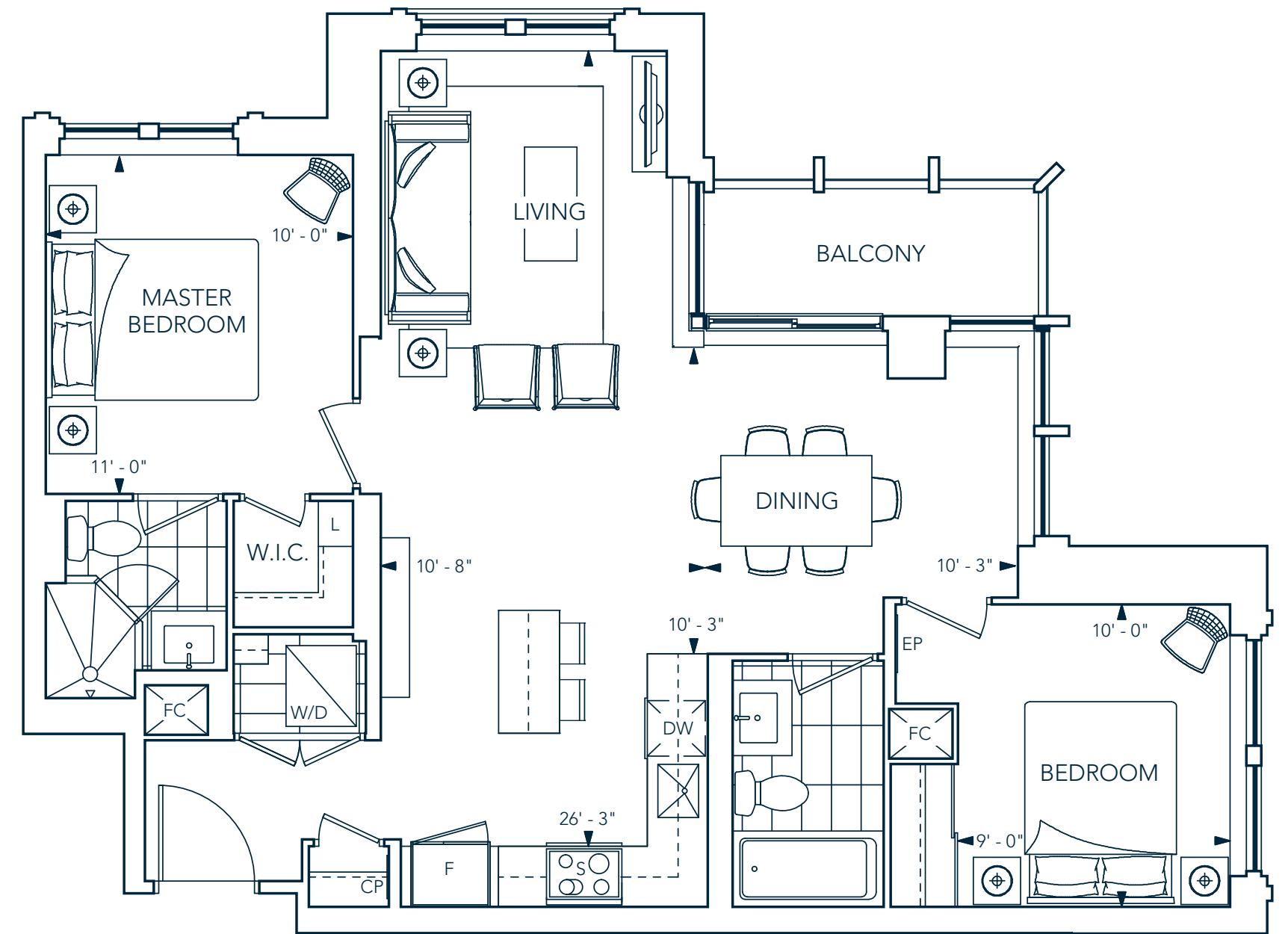
2F-910 SF

2 BEDROOMS, 2 BATHROOMS + BALCONY



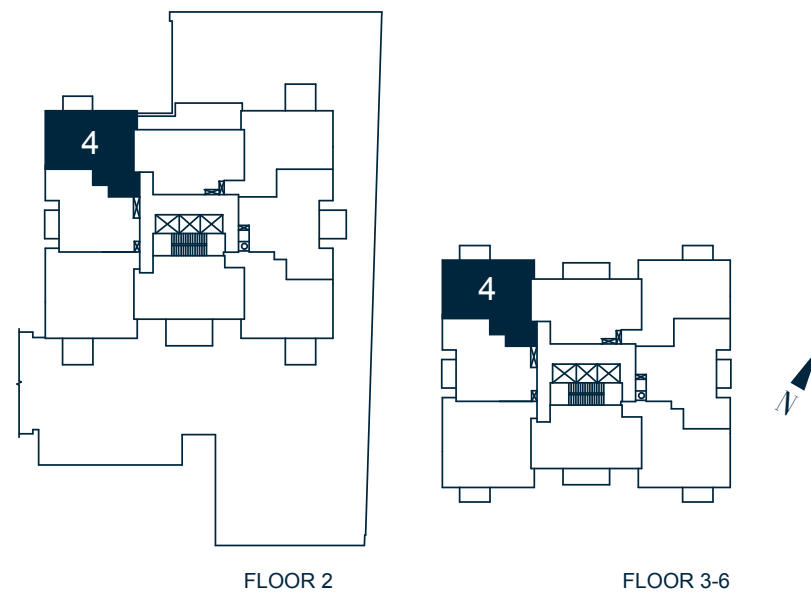
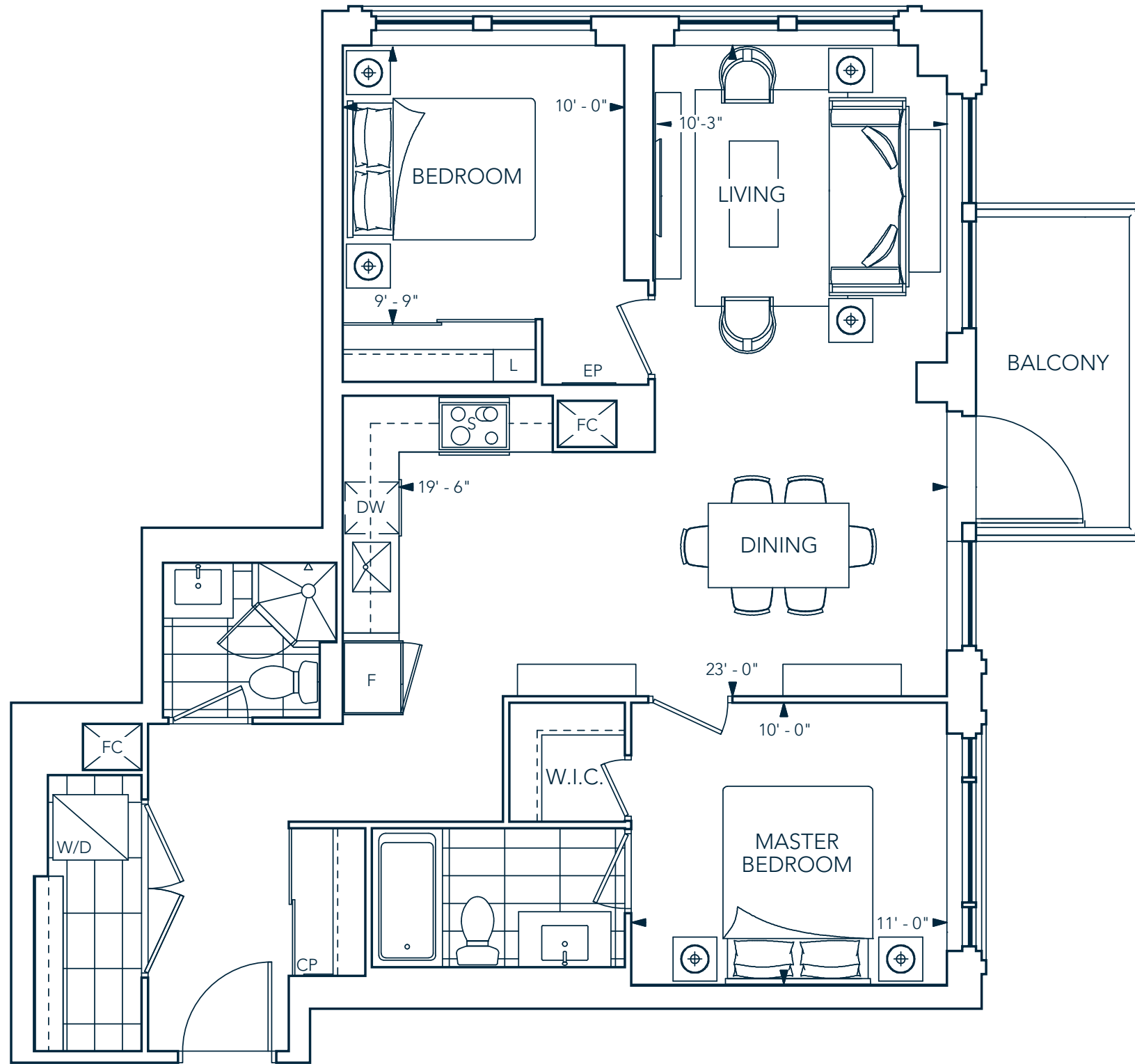
2H-935 SF

2 BEDROOMS, 2 BATHROOMS + BALCONY



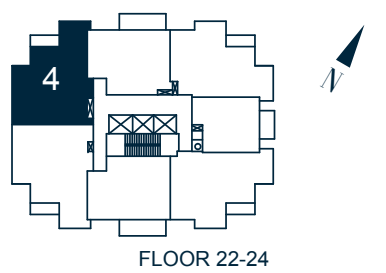
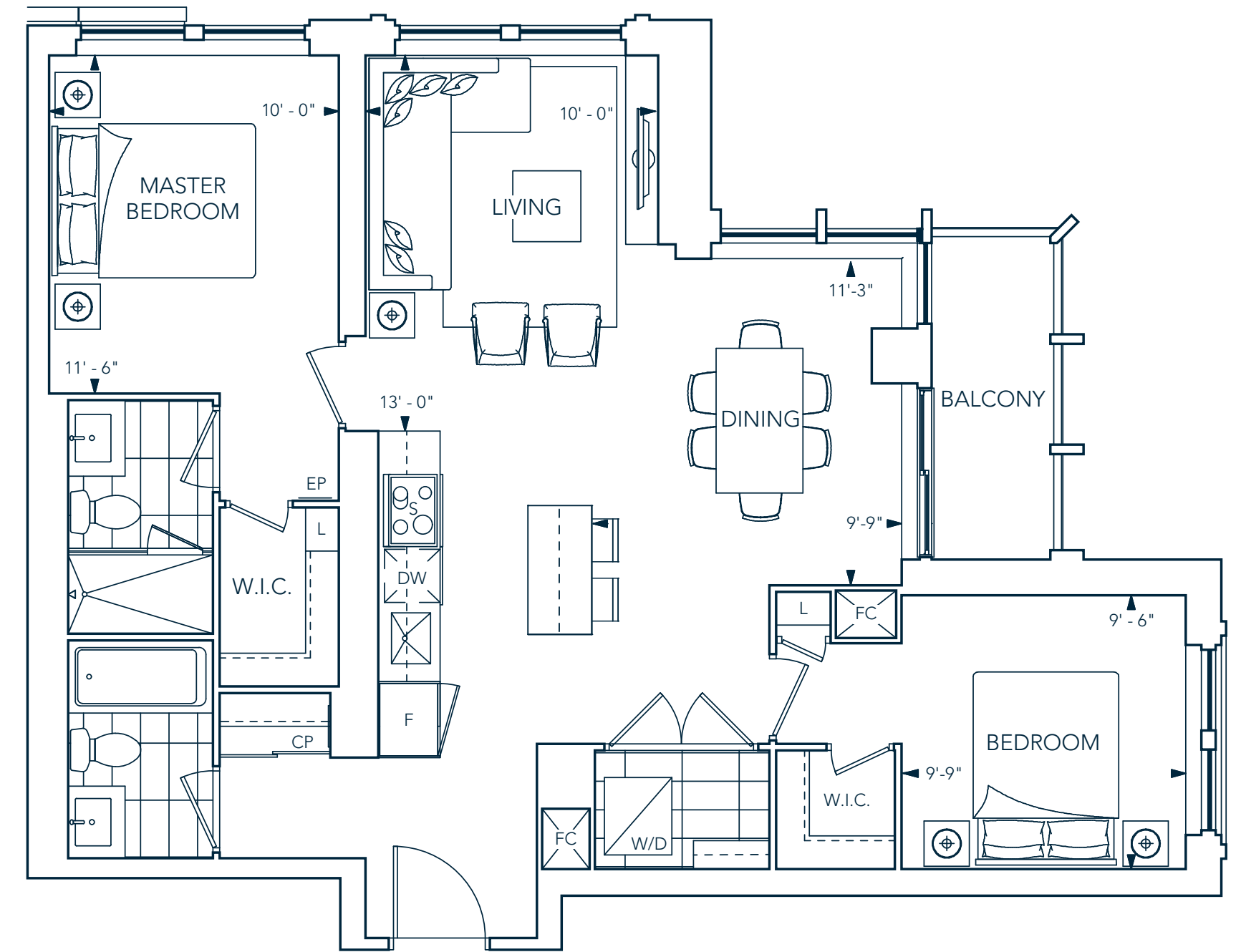
2K-994 SF

2 BEDROOMS, 2 BATHROOMS + BALCONY



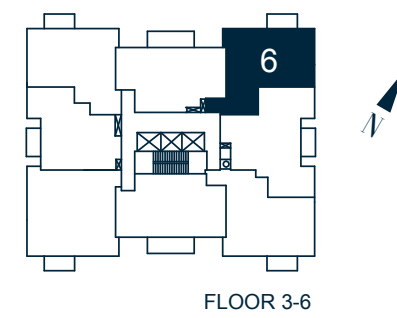
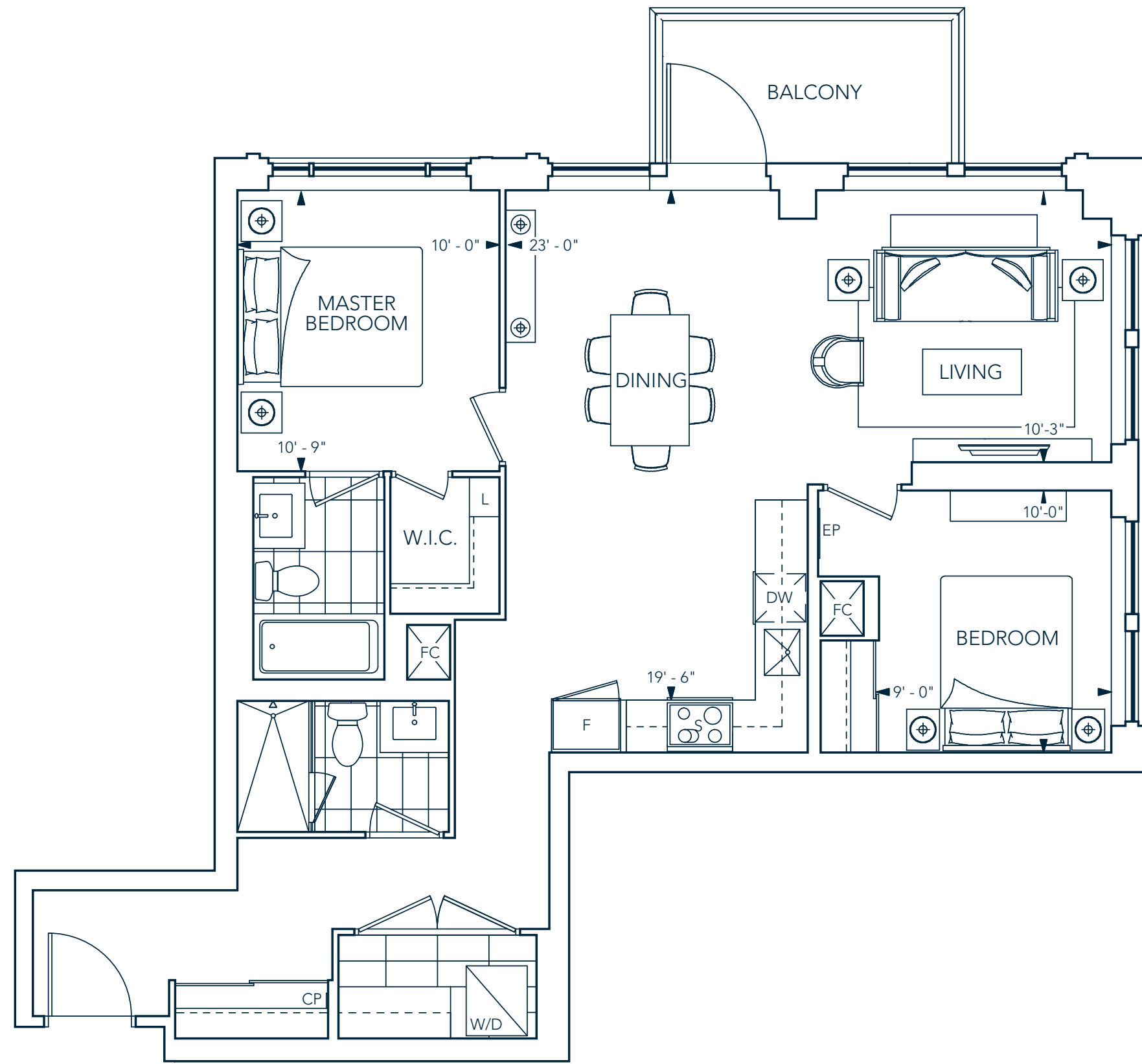
2L-1004 SF

2 BEDROOMS, 2 BATHROOMS + BALCONY



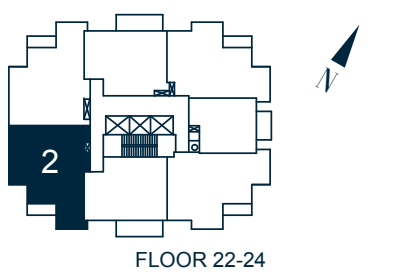
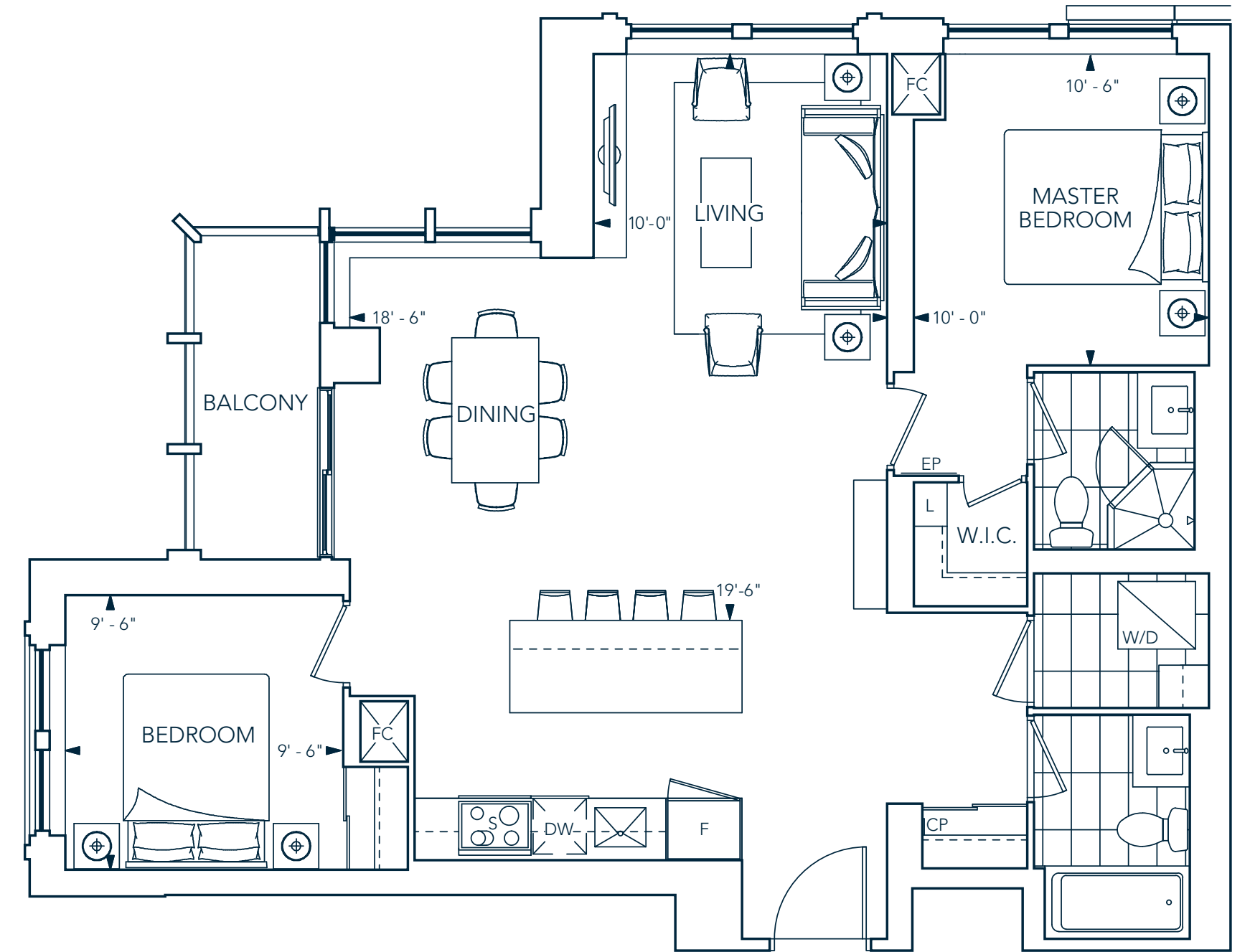
2M-1008 SF

2 BEDROOMS, 2 BATHROOMS + BALCONY



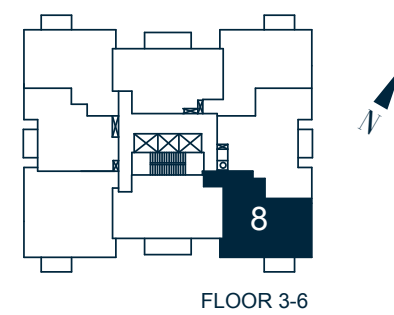
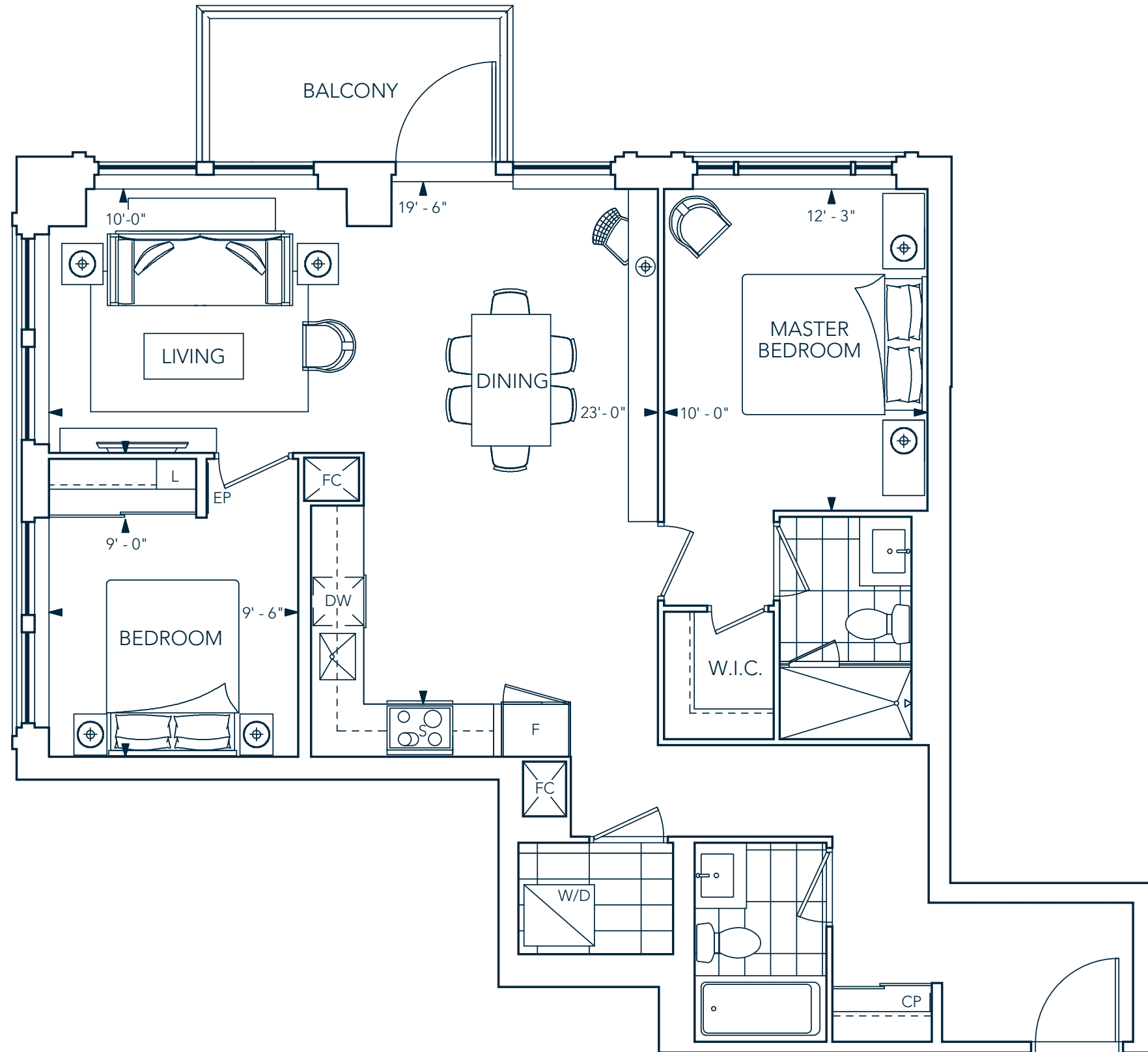
2N-1020 SF

2 BEDROOMS, 2 BATHROOMS + BALCONY



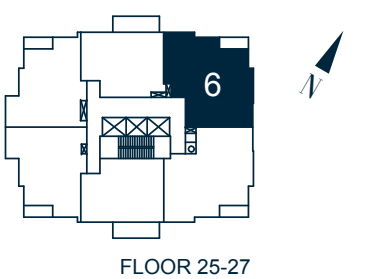
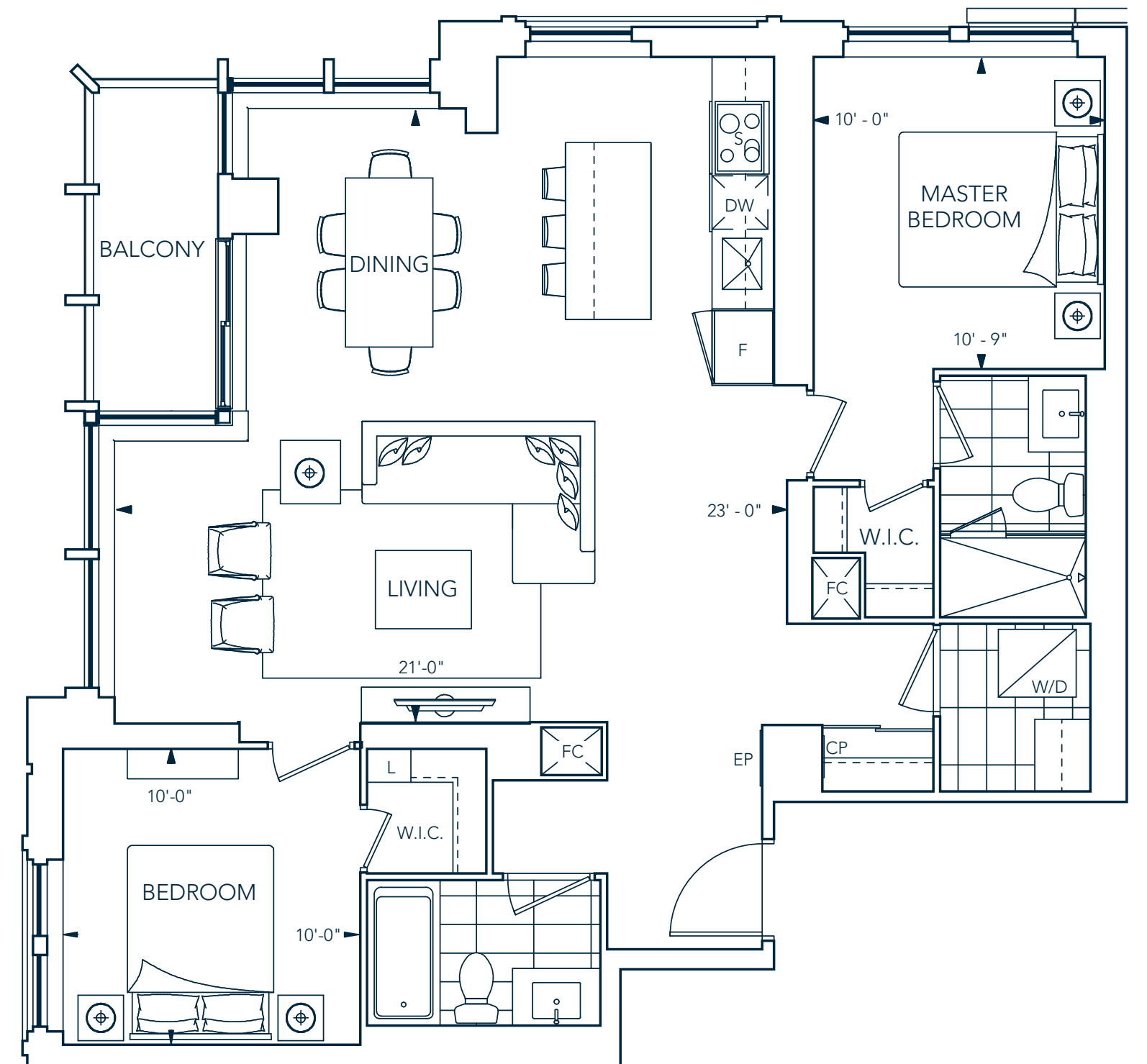
2P-1040 SF

2 BEDROOMS, 2 BATHROOMS + BALCONY



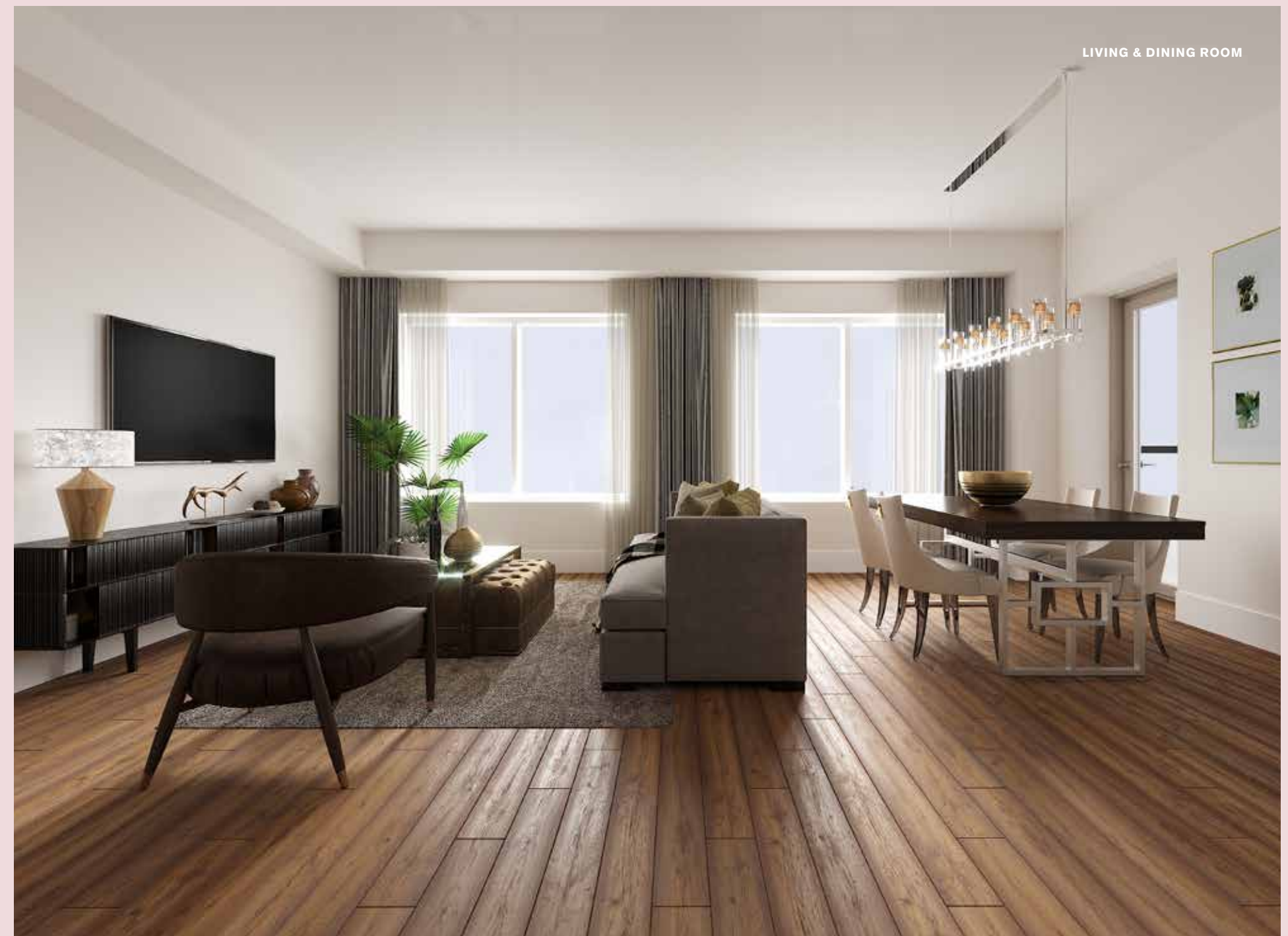
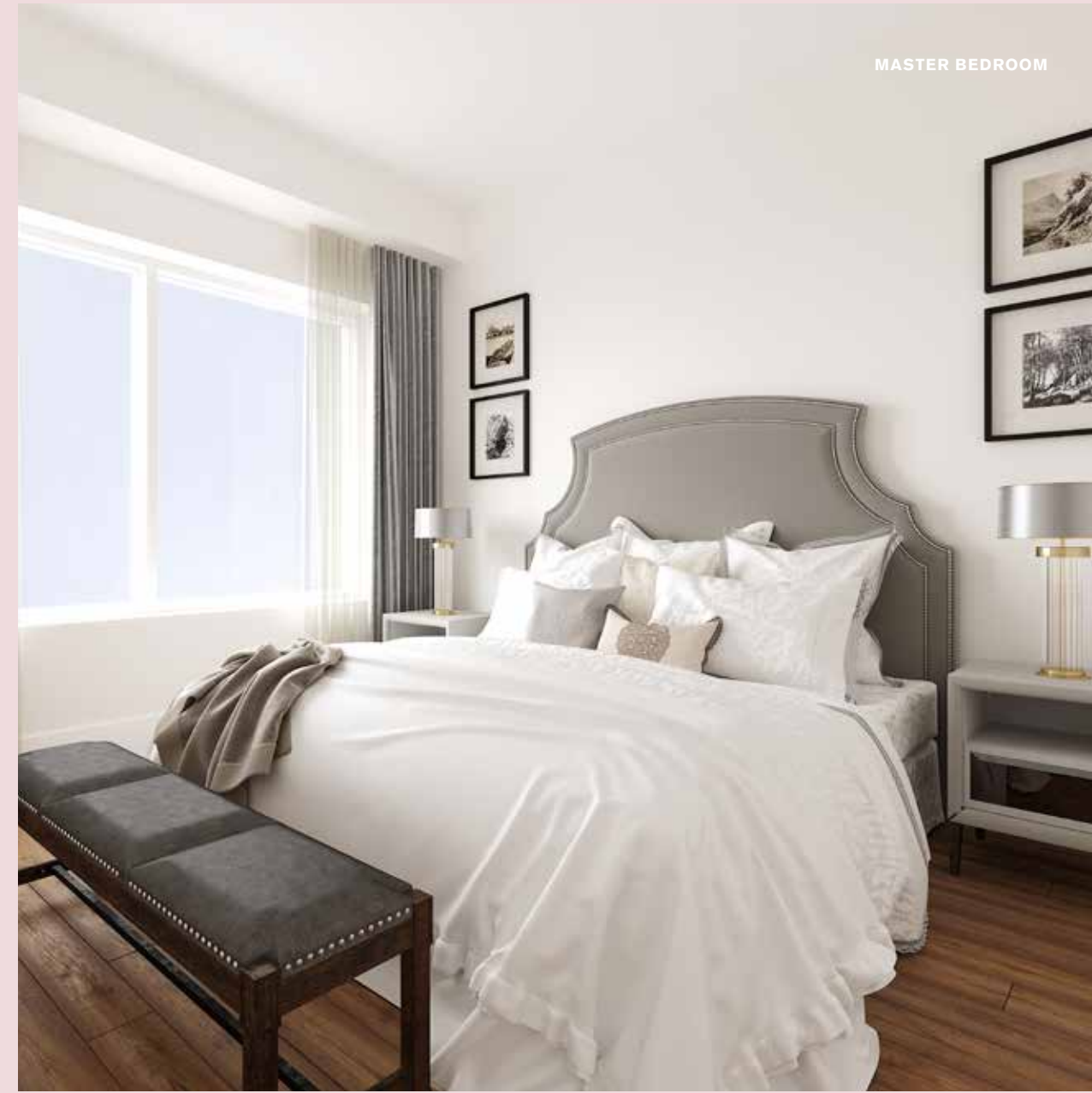
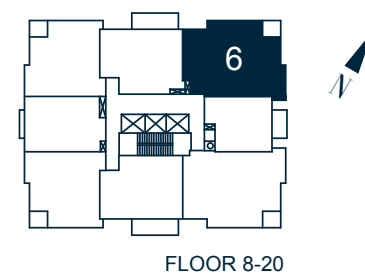
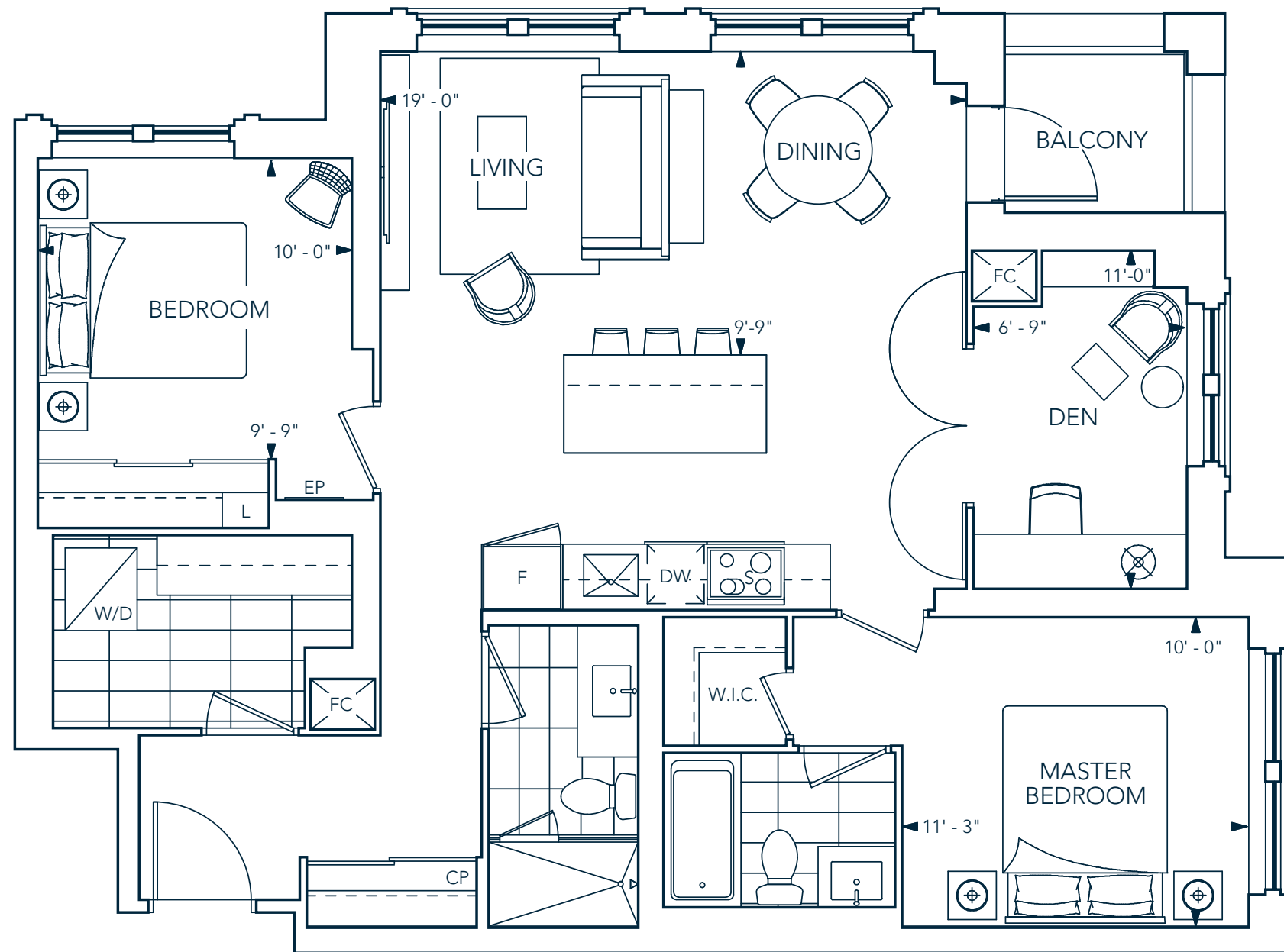
2R-1089 SF

2 BEDROOMS, 2 BATHROOMS + BALCONY



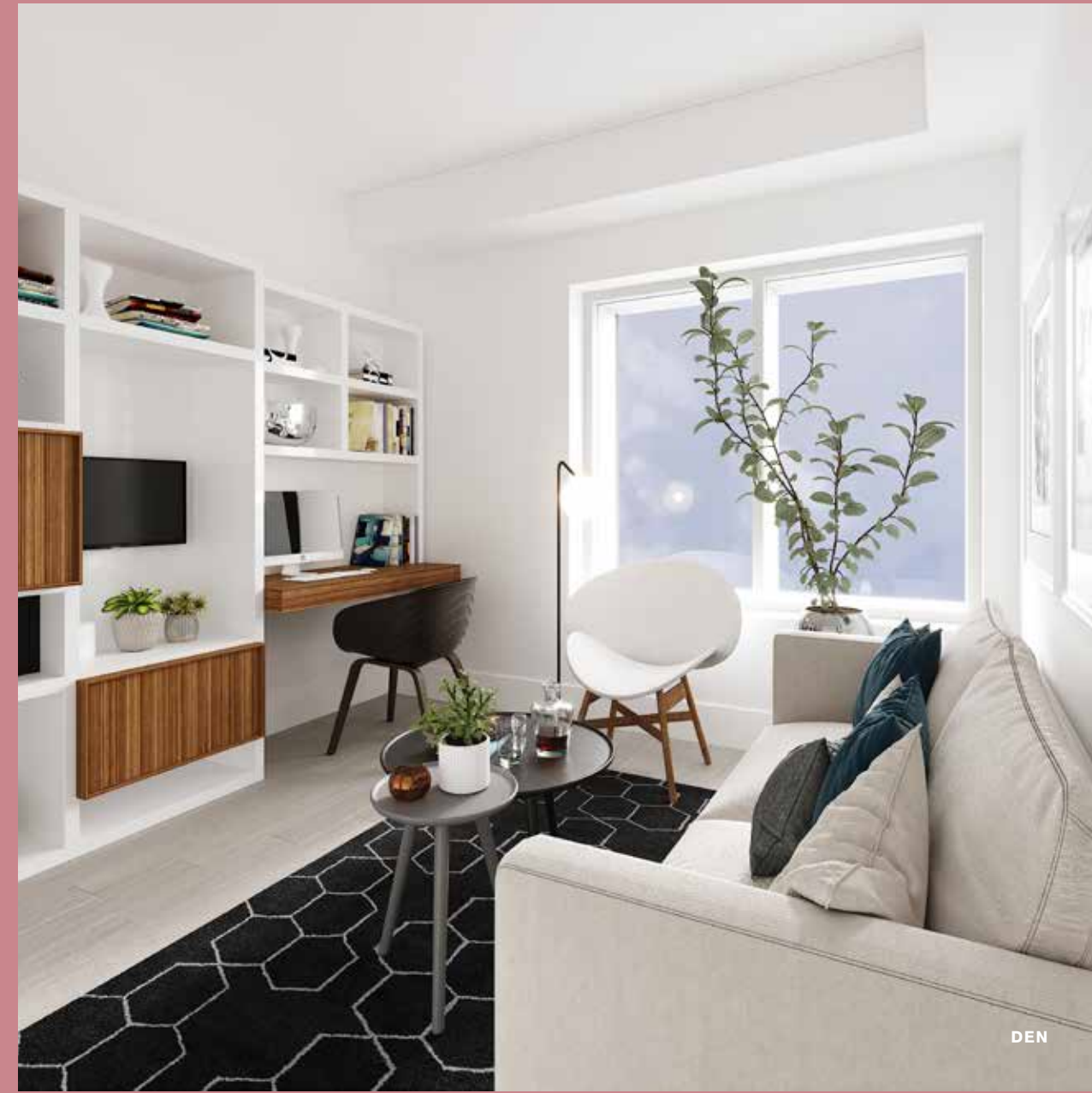
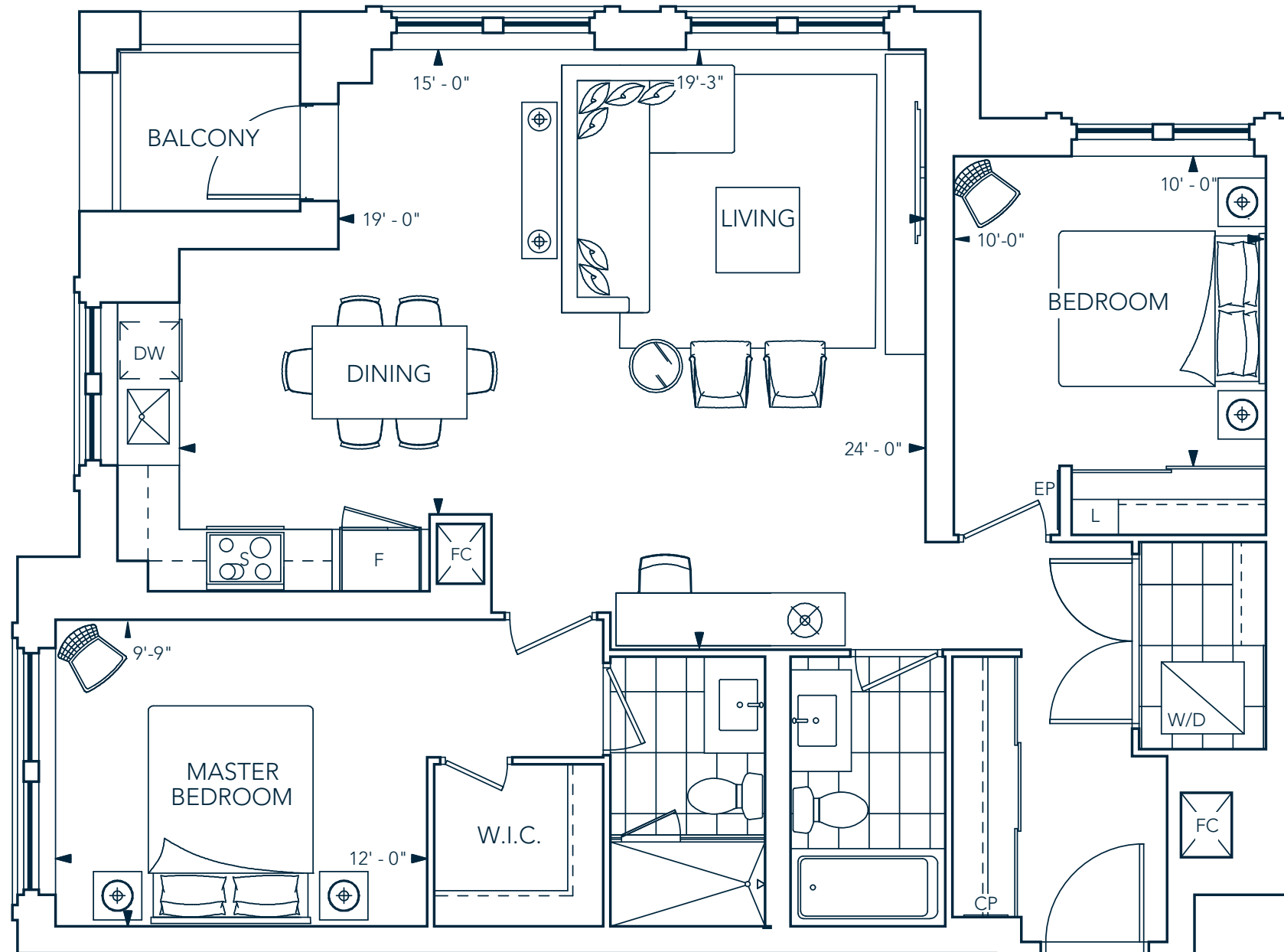
2S+D-1095 SF

2 BEDROOMS + DEN, 2 BATHROOMS, BALCONY



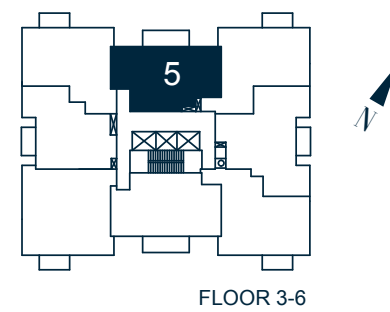
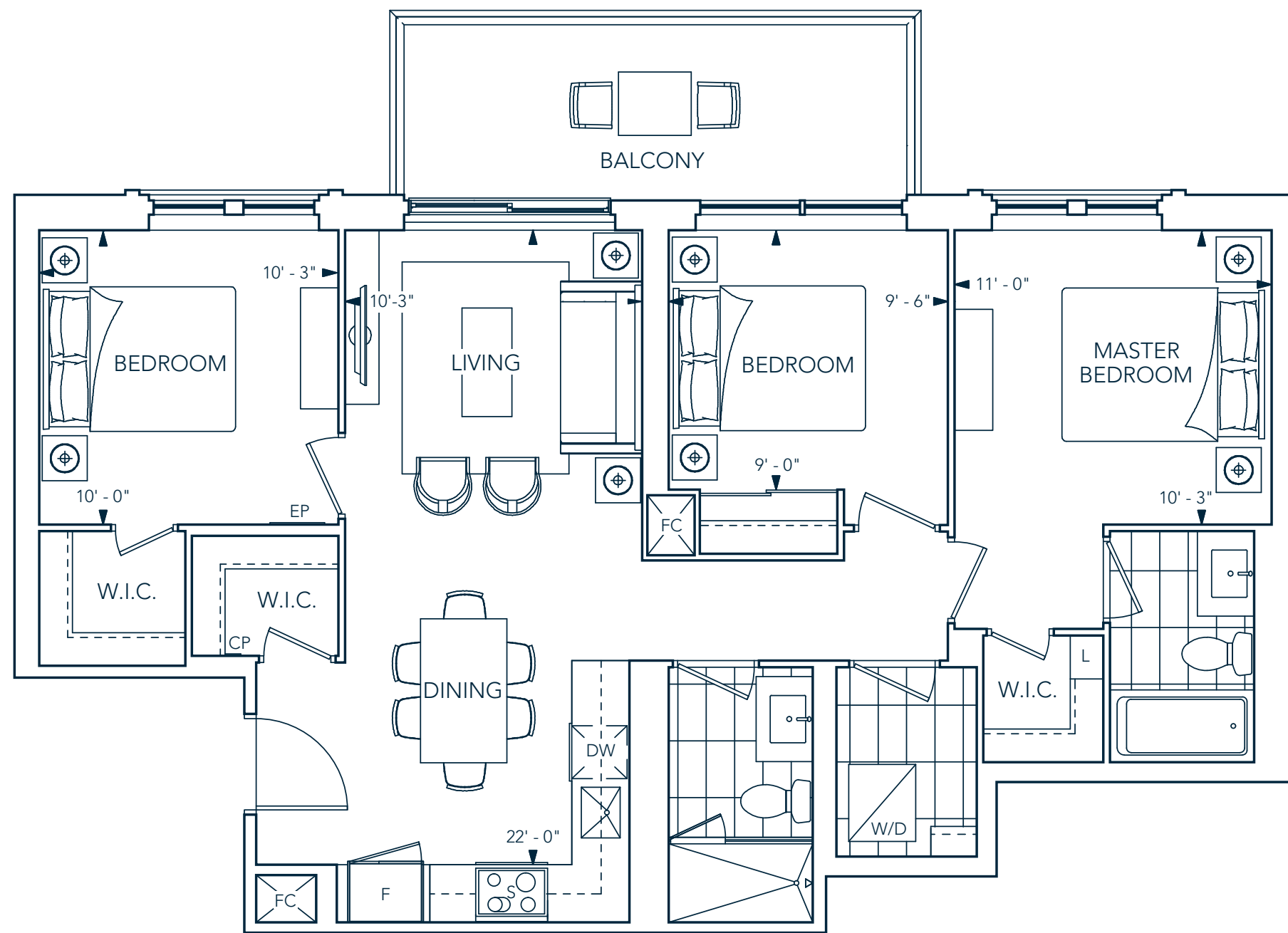
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2 BEDROOMS, 2 BATHROOMS + BALCONY



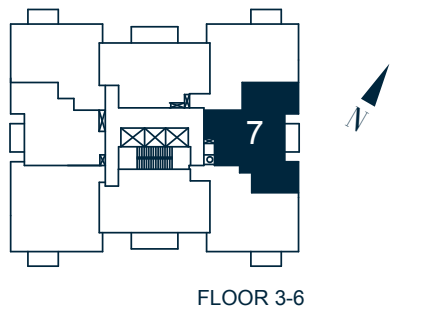
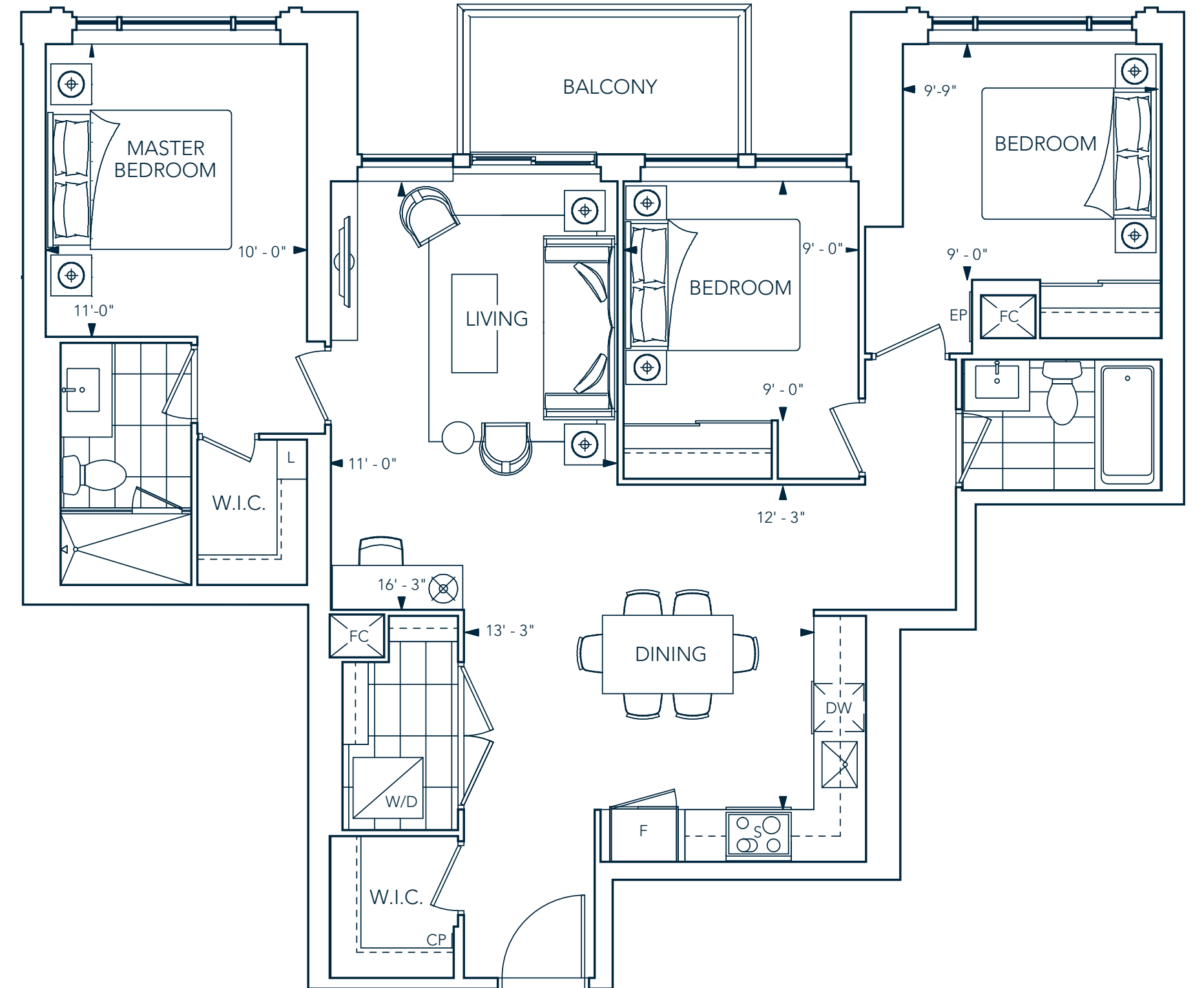
3A-988 SF

3 BEDROOMS, 2 BATHROOMS + BALCONY



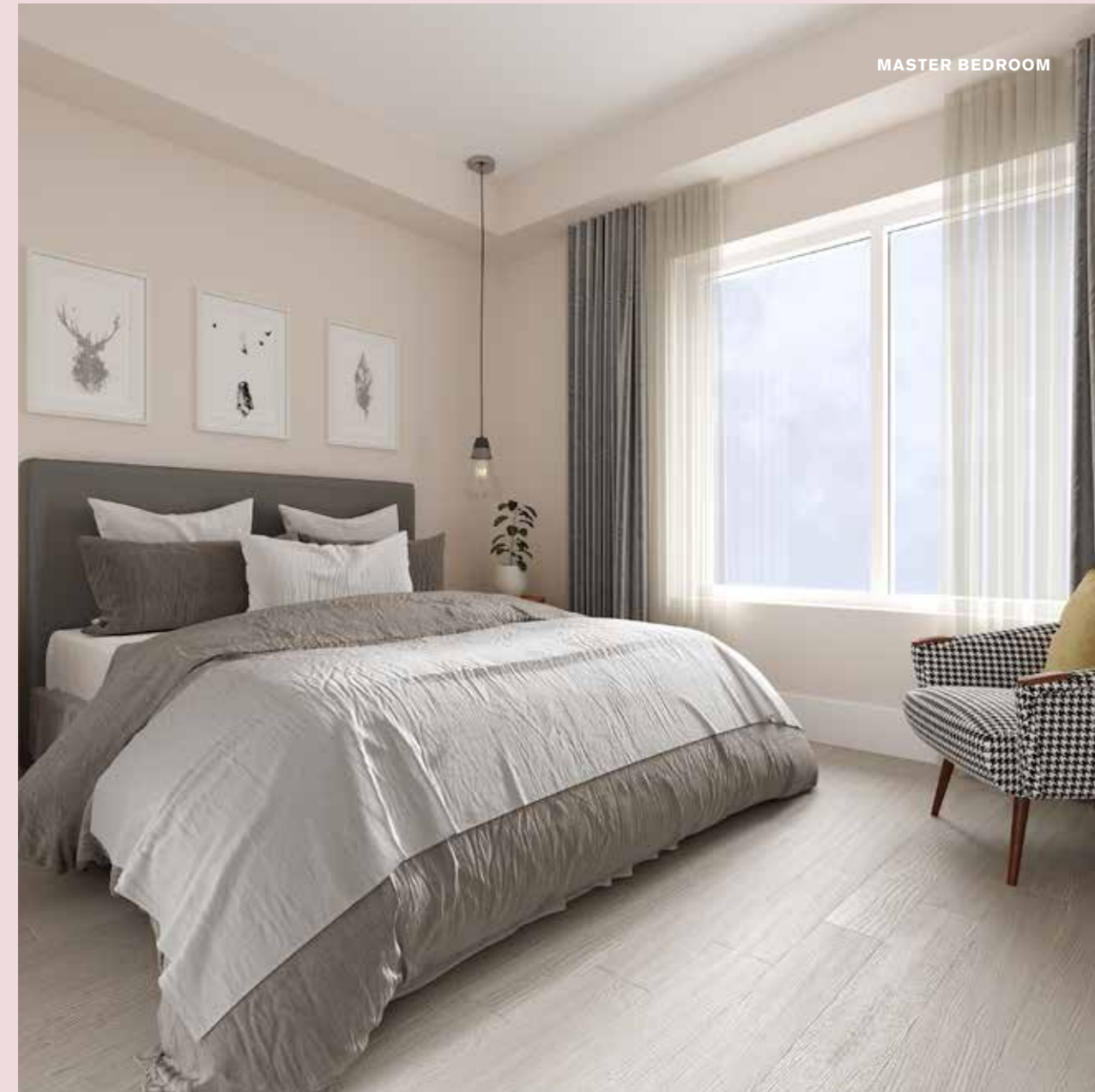
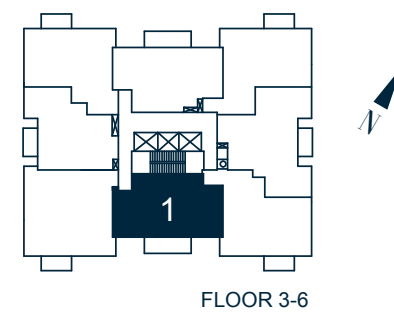
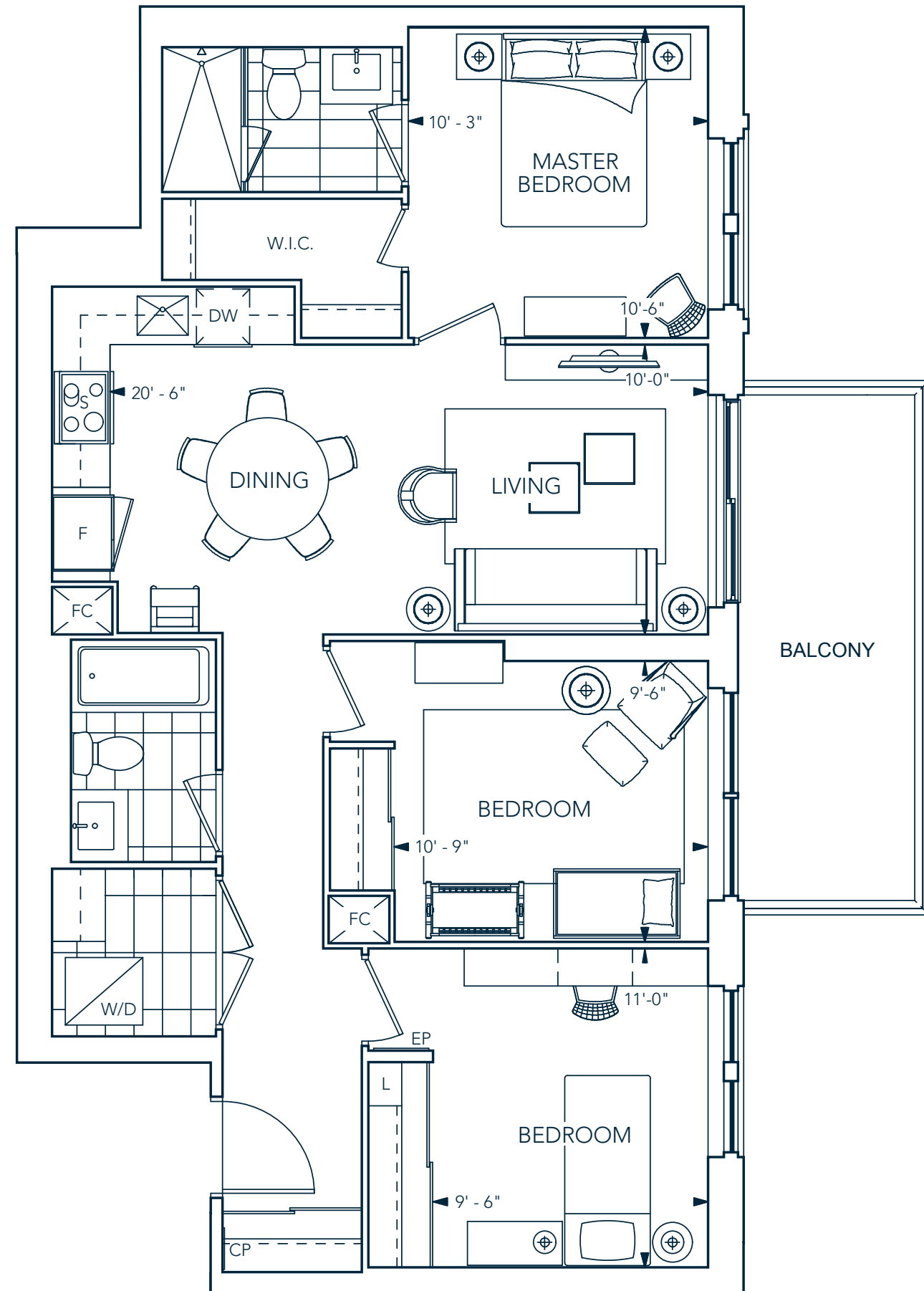
3B-1127 SF

3 BEDROOM, 2 BATHROOMS + BALCONY



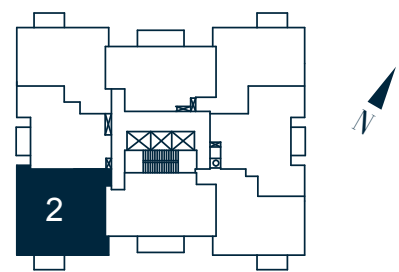
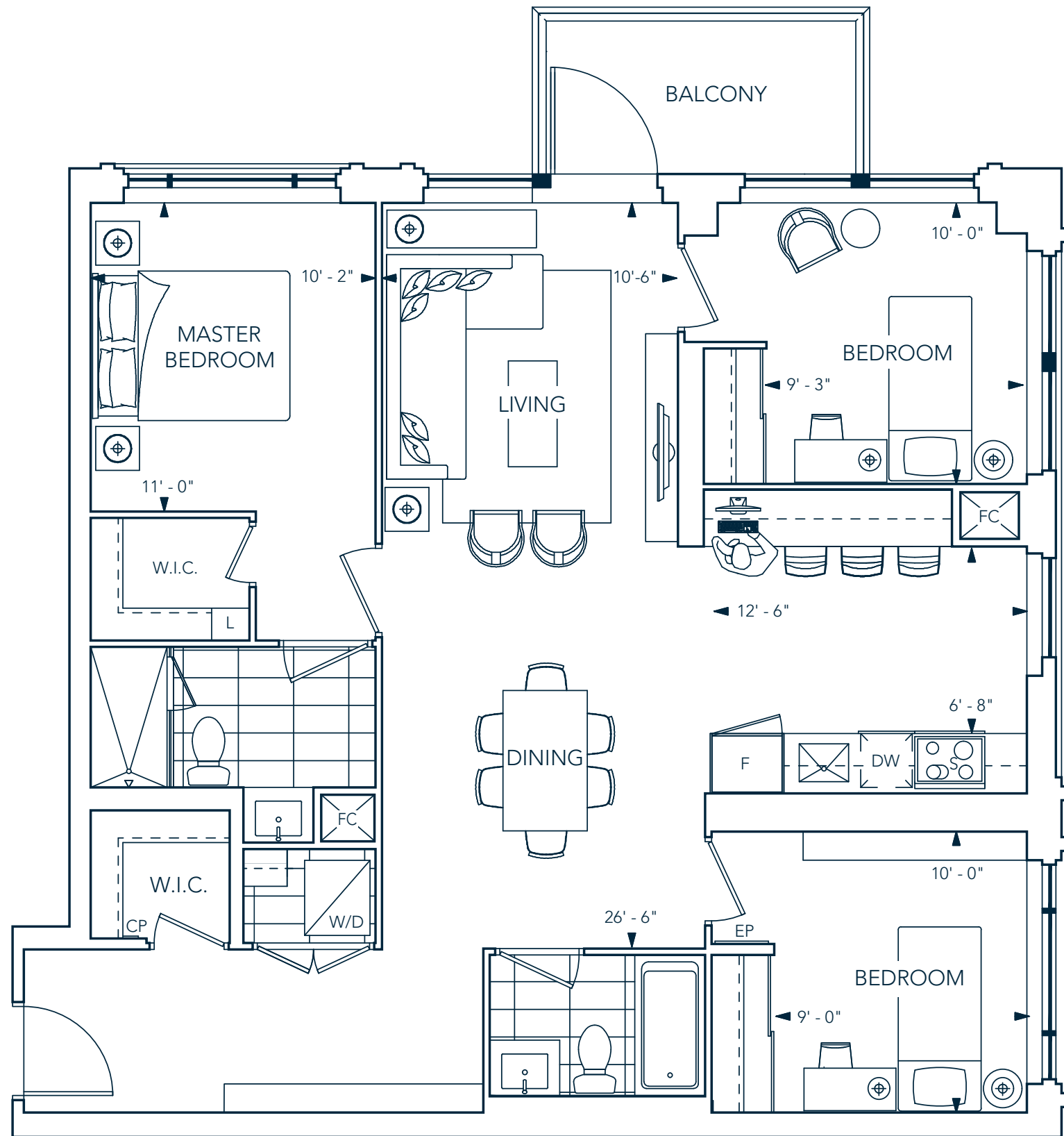
3C-1014 SF

3 BEDROOMS, 2 BATHROOMS + BALCONY

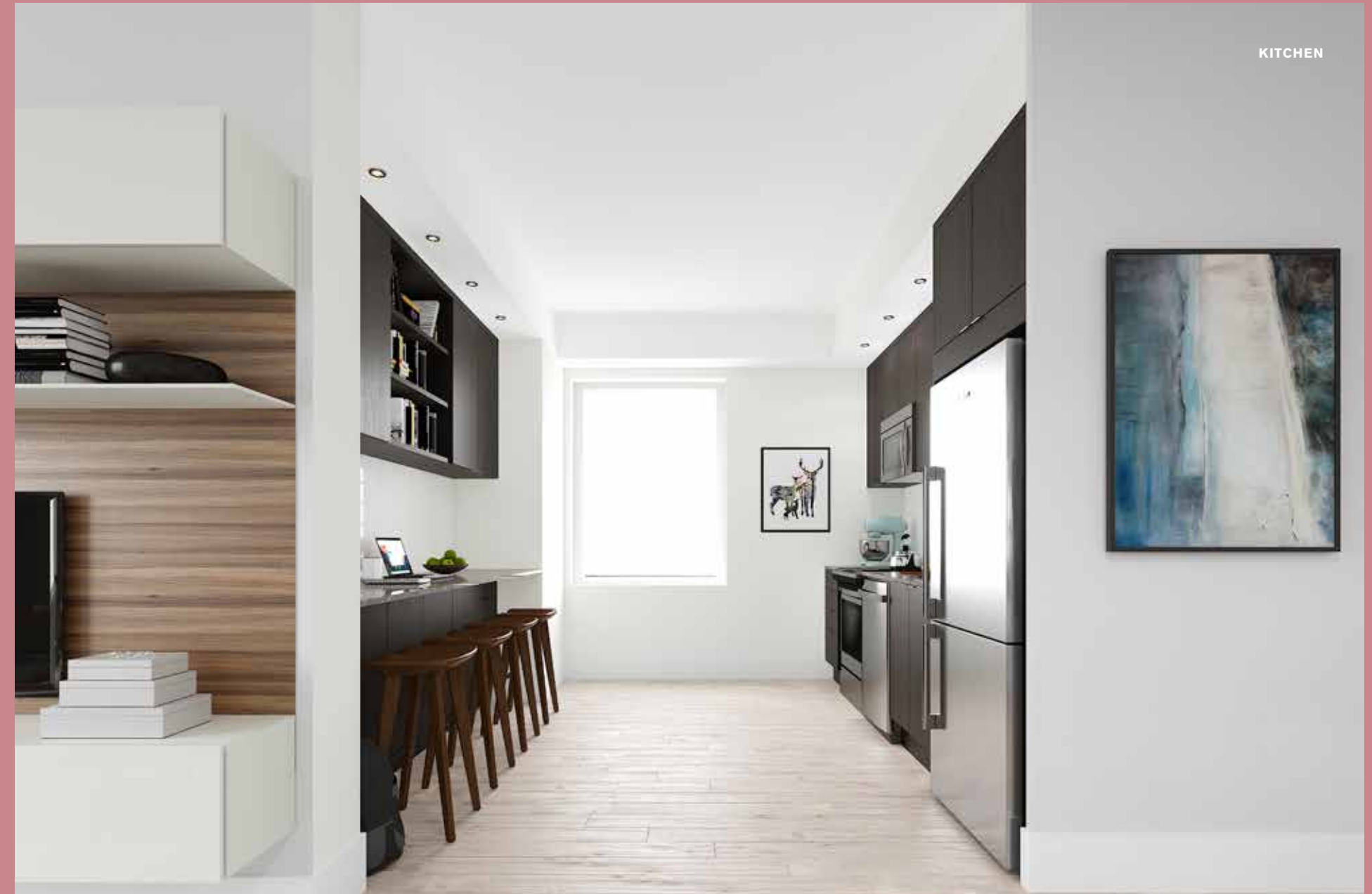


3D-1229 SF

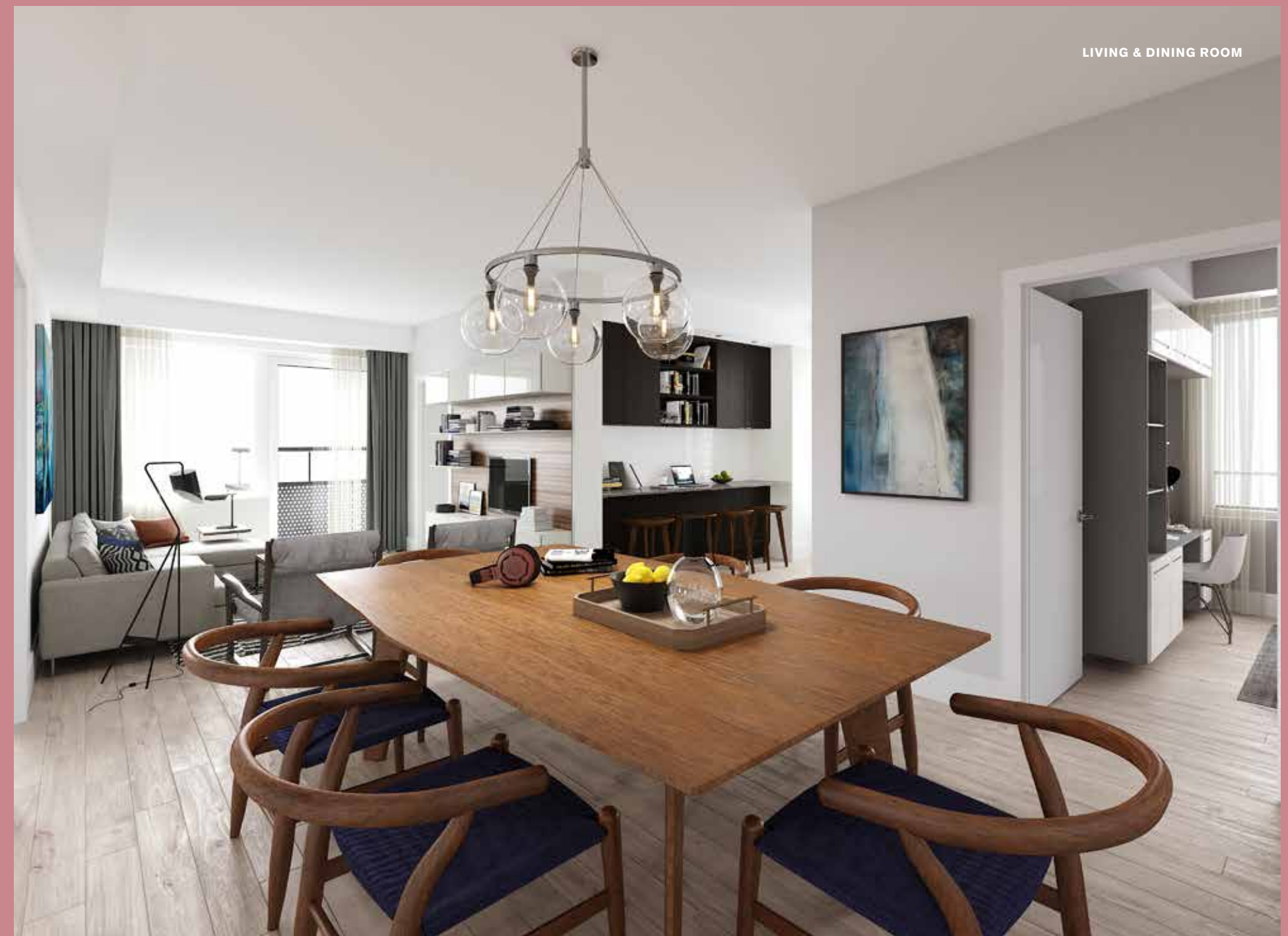
3 BEDROOMS, 2 BATHROOMS + BALCONY



FLOOR 3-6



KITCHEN



LIVING & DINING ROOM



TRIDEL BUILT GREEN BUILT FOR LIFE[®]

As the largest builder of sustainable condominiums, Tridel is committed to building communities that are environmentally responsible, energy efficient, and healthy places to live. Tridel Built Green Built for Life[®] communities are high performing, meaning they use less energy to run while providing superior comfort to the homeowner. In turn, homeowners pay less money to operate the building and their own condominium suites.

Evermore is an energy efficient and environmentally friendly condominium — a LEED candidate, registered with the Canadian Green Building Council to pursue certification by LEED Green Building Rating System, the most recognized certification system for high performance “green” buildings in North America.



EVERMORE

AT WEST VILLAGE

KEEPING YOUR HOME CONNECTED, SECURE AND SMART.

INNOVATIVE SMART HOME TECHNOLOGY.

Evermore's smart home technology makes everyday living simpler. From convenient security features to hands-free entry and efficient parcel delivery, we're bringing it all together for a better living experience. Creating homes built for the innovations of today and prepared for those of tomorrow.

A SUITE OF SECURITY FEATURES.

Arm the alarm from your wall unit or smartphone, or select the "stay" function, allowing you to set the alarm while remaining at home. If activated, both you and the front desk will be immediately notified. In case of emergency, each suite is equipped with a panic button that instantly alerts the front desk.



SMARTHOME FEATURES & BENEFITS

CONTROL YOUR HOME ANYWHERE.

See who's at your door, adjust the temperature in your home, call the front desk, set the alarm, check the weather, and get building updates – all from your in-home wall unit or the Connect smartphone app. It's that easy.

ALLOWING GUESTS IN.

Expecting company? Let Connect show you who is calling up with live, one-way video from the lobby or parking garage. Simply answer the call to grant your guests access.

ENTERING YOUR SUITE.

Your home's digital door is unlocked with a distinct access code. You may create up to four personalized access codes for family members and loved ones to come and go freely.

LICENSE PLATE ID.

Arrive home by car like a VIP. With license plate ID, there's no need to fumble for your fob or reach your hand outside in the rain or cold – you're recognized and granted entry to the building automatically.

TEMPORARY E-KEYS.

If you require someone to enter your suite while you're away, such as a neighbour, dog-walker, or electrician, enjoy the security and peace of mind of an e-key, which allows them temporary access using their phone.

MOVE THROUGH THE BUILDING WITH EASE.

As a resident, your smartphone will be your pass to the building, allowing you to enter and enjoy all the common areas and amenities automatically, just by being nearby. No more having to put down the groceries to pull out your keys.

LIGHTNING FAST INTERNET.

Stay connected with high-speed internet at a lower cost to you, conveniently bundled along with your utilities in your maintenance fee.

SECURE PARCEL DELIVERY LOCKERS.

Enjoy direct access to your parcels moments after they are delivered, with a private and secure parcel delivery locker.



THE LOBBY

CREATE YOUR PERSONALIZED
EVERMORE SUITE

Get Expert Advice at The Lobby

Consult with our award-winning design team at The Lobby, opening this fall. An exceptional space conceived exclusively for you to envision and personalize the Evermore home of your dreams.

Experience each feature and finish in person, across the sprawling 8,000-square foot floor. Use all your senses combined with the expertise of our talented designers to guide the choices that will make your home distinctly yours. Exactly how you always imagined it.

EVERMORE

MORE AWARDS.



*At Tridel, putting you first,
puts us first.*

tridel.com

EVERMORE™

AT WEST VILLAGE

TRIDEL®
BUILT FOR LIFE

2 BEDROOMS

Suite	Description	View	Square Footage* (sf)	Starting Floor*	Starting Price*	Estimated Maintenance Fee per Month**	Estimated Property Taxes per Month***
2A	2 Bedrooms with 2 Bathrooms	S	778	8th	\$580,000	\$529	\$307
2D	2 Bedrooms with 2 Bathrooms	SW	835	8th	\$605,000	\$568	\$320
2D	2 Bedrooms with 2 Bathrooms	NW	835	8th	\$625,000	\$568	\$331
2B	2 Bedrooms with 2 Bathrooms	N	784	7th	\$569,000	\$533	\$301
2E1	2 Bedrooms with 2 Bathrooms	SW	901	25th	\$704,000	\$613	\$373
2F	2 Bedrooms with 2 Bathrooms	W	910	2nd	\$658,000	\$619	\$348
2H	2 Bedrooms with 2 Bathrooms	NE	935	22nd	\$725,000	\$636	\$384
2K	2 Bedrooms with 2 Bathrooms	NW	994	2nd	\$738,000	\$676	\$391
2L	2 Bedrooms with 2 Bathrooms	NW	1,004	22nd	\$775,000	\$683	\$410
2M	2 Bedrooms with 2 Bathrooms	NE	1,008	3rd	\$719,000	\$685	\$381
2N	2 Bedrooms with 2 Bathrooms	SW	1,020	22nd	\$760,000	\$694	\$402
2P	2 Bedrooms with 2 Bathrooms	SE	1,040	3rd	\$759,000	\$707	\$402
2R	2 Bedrooms with 2 Bathrooms	NE	1,089	25th	\$864,000	\$741	\$458
2S+D	2 Bedrooms plus Den with 2 Bathrooms	NE	1,095	8th	\$745,000	\$745	\$395
2T	2 Bedrooms with 2 Bathrooms	SE	1,117	8th	\$785,000	\$760	\$416

3 BEDROOMS

Suite	Description	View	Square Footage* (sf)	Starting Floor*	Starting Price*	Estimated Maintenance Fee per Month**	Estimated Property Taxes per Month***
3A	3 Bedrooms with 2 Bathrooms	N	988	3rd	\$719,000	\$672	\$381
3B	3 Bedrooms with 2 Bathrooms	E	1,127	3rd	\$799,000	\$766	\$423
3C	3 Bedrooms with 2 Bathrooms	S	1,014	3rd	\$739,000	\$690	\$391
3D	3 Bedrooms with 2 Bathrooms	SW	1,229	3rd	\$849,000	\$836	\$450

GENERAL ^ΔFloors 2 to 24: 8' Ceilings
^ΔFloors 25 to Penthouse: 8'6" Ceilings
Ceiling height premium applies, please inquire with a sales representative

FLOOR INCREMENT \$1,000 per floor*

ESTIMATED MAINTENANCE FEE \$0.68 per sf**

GRAND OPENING DEPOSIT STRUCTURE

5% due on signing
 5% due 120 days after signing
 5% due 270 days after signing
 5% due 420 days after signing

METERING Suites are individually metered for electricity, heating, cooling, and hot water

TENTATIVE OCCUPANCY DATE Early 2022

PARKING One Parking included in purchase price (Valued at \$45,000)

PRESENTATION CENTRE
 3326 Bloor Street West
 Etobicoke ON, M8X1E8
 Tel: 416.620.1887
 Email: evermore@tridel.com

OPENING HOURS
 Monday to Friday: 11 am to 7 pm
 Weekends and Holidays: 12 noon to 6 pm

SALES TEAM
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* Prices and Specifications subject to change without notice, E. & O.E., **September 7th, 2018**

** Excludes Rogers monthly internet service, parking, and locker maintenance.

*** Based on 2018 Property Tax Rates by the City of Toronto

^Δ Ceiling heights are subject to structural components and mechanical ductwork and will vary within the dwelling unit. All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice, and the Vendor shall have no liability for any resulting variance(s) between the actual final area(s) thereof and the stated area(s) outlined above. Balcony and façade variations may apply, contact a sales representative for further details. E. & O.E. Tridel®, Tridel Built for Life® and Tridel Built Green Built for Life® are registered trademarks of Tridel and used under license. ©Tridel 2018. All rights reserved. September 2018